

COWPET BAY WEST NEWSLETTER



CBW Updates and Announcements

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CBW Consumer Confidence Report 2022

The Consumer Confidence Report related to our drinking water has been emailed to all owners. It has been posted on the website and is available upon request from the Office. This is an annual report that is required by DPNR and the EPA to be sent to all owners as a "RIGHT TO KNOW" where their drinking water comes from and to know its quality so that all consumers can make an informed decision on choices that effect their health.

2020 Audit Update

We are happy to report that one of our newest Board members, Sherri Levin, CPA, worked with the auditor to assist him in completing the audit. The final audit report and financial statements are forthcoming, and owners will be provided with a copy. Sherri has volunteered to assist owners in understanding the financial statements, if needed. Additionally, Sherri is currently working with the BOD on proposed changes to the audit procedure so that we can expedite completion of future audits. Some of her recommendations include direct communication between the auditor and CPA, employee QuickBooks certification, and consistent annual audits.

Proposed Walkway to St. Thomas Yacht Club

The BOD is currently reviewing bids to improve the pedestrian walkway to the St. Thomas Yacht Club. The bids include updating the steps as well as extending the pedestrian walkway underneath the seaside balconies on Windward to the stairs between Windward 7 and 9. Owners will be provided with additional information as the bid process continues.

Hurricane Preparation Reminders

On August 17, 2022, the Office emailed a copy of the annual Hurricane Preparation Form. If you have not already done so, please complete and return the form to the office immediately. Please also review your form carefully for any mandatory corrective action that must be taken as a result of the hurricane inspections. We urge all owners to make necessary arrangements now, as the Association will not be responsible for damage associated with entering units by force should a storm be imminent.

Spalling

We encourage all owners to reach out to the office to learn more about our spalling issues and to review photos that staff has taken. It is imperative that all owners are familiar with signs of spalling and that you contact the office immediately if you notice any cracks in the building, bulging on porches or balconies, or difficulty with opening and closing your sliding glass doors. A simple test that each owner can conduct is to knock on their porch tiles with a broom. Potential spalling underneath a tile will sound hollow (similar to the sound when you knock on your interior walls vs. exterior). Please report any signs immediately. We expect that all units will eventually need repair. If you are considering doing a renovation, that would be a good time to have your spalling repairs done. The process involves ripping up the old tile and concrete, applying Sika, and then pouring new concrete. As a reminder– the Association will repair the spalling and will remove your old sliding doors and put them back on when the work is complete. Owners are responsible for re-tiling. We also ask that when owners are contemplating renovation, that they strongly consider replacing accordion shutters with roll down shutters. Accordion shutters have a track that is drilled into the patio, potentially exposing the patio to water infiltration. Roll down shutters do not have this issue.