

7/9/24 CBW Open Board Zoom Meeting

Present: Kevin Gregory, George Hefferon, Marilyn Blackhall, Sherri Levin, Bill Brewer, Rick Hunter, Mike Harrell, Tara, Judi Kromenhoek, & Bill Hansen. Matt and Tanji were present.

Meeting called to order by Kevin at 6:00pm. Minutes from June meeting were approved.

Tanji reported that she is still waiting for the auditor.

Hurricane Inspection complete - found some railings that needed repair and some needed painting.

All Owners are in compliance with Hurricane Preparedness. George wants a plan to communicate with Owners in case of a Cat 4 or 5 and phone lines are down. Tanji will get information from StarLink to see if it is viable. In the event of such a catastrophe, the Board will hold an emergency meeting.

Tree trimming - Matt will have access to a chipper so hopes to get Windward large trees trimmed then Leeward.

Sewage Treatment Plant still waiting on parts.

Treasurer's Report - George reported that our insurance is paid and we are starting to rebuild the insurance fund. We have received \$29,693.00 interest year to date from our Fidelity account. Tanji reported an early payment savings from AMEX of \$24,217.00.

Marilyn indicated people are throwing unbagged garbage in the trash receptacles. Matt has the men clean these on a regular basis but he will have signs made up indicating "only bagged garbage in receptacles".

RO - WAPA is supposed to be running water lines on Route 320 all the way to the Ritz. We can hook into this if it is feasible. The long range plan is to redo that road, put in sidewalks and new water lines. The potholes are very bad.

Seaweed has been a continuous problem at considerable cost.

Declarations draft will be sent to all BoD to review. All Owners as well as 4 banks who hold 6 or more mortgages must vote "yes". Board will have reviewed and will vote at the August meeting.

Bill Brewer wants the revised by-laws voted on at August meeting.

Employee Handbook - Sherri, Kevin, Tanji & Carla Harrell have been working on this. They have a meeting scheduled next week with Attorney Michelle Meade and hope to have the new handbook ready by August.

WAPA dispute - WAPA originally said CBW owed \$200,000 then reduced it to \$100,000 with no back up data. Rick Hunter and Attorney Hodge filed a complaint with the Public Service Commission who will set a hearing date to resolve this matter.

Bill Brewer thinks we should get a new attorney since Attorney Hodge is so far behind. He will compile a list of viable candidates to review.

RO Grant status - Mr. Marks is working as diligently as he can, next step is to get a public bid for the work.

Bill Brewer will put a Motion for August meeting regarding CBW employees doing work for Owners outside of regular working hours.

Remodeling Oversight - Matt handles this but it is becoming a full time job and he needs help. Kevin, Mike and Matt have hired Chris Thompson to perform inspections. Chris is very familiar with CBW, he will make inspections and log them into Matt's system. He will be paid \$100 per inspection.

Facilities Committee - this type of committee would help the BoD and Matt. We will be asking for volunteers from our CBW community who have some experience in engineering etc. the Motion for form such a committee passed and Bill Hansen, Bill Brewer, Mike Harrell and Matt will fine tune the standards.

The open landscape position was offered to Manis who declined. Manis will continue to work and teach the gardeners. Matt wants to hold off hiring another permanent employee.

Marilyn indicated our sidewalks need cleaning.

CBW - Owners who rent have been advertising that their unit sleeps more than is allowed (2 per bedroom). This rule is nearly impossible to police and the BoD tabled the discussion.

Marilyn reported an improvement in security at night. The security team has been stopping people, taking down names and unit numbers. Sherri suggests sending electronic parking passes that guests can print at home.

Matt asked if the on-island owners could give feedback on voltage changes with generator. Bill, Sherri & Marilyn reported NO More voltage changes since the generator was repaired.

Marilyn motioned to adjourn at 8:03pm. All were in favor.