

COWPET BAY WEST NEWSLETTER



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Treasurer: Kevin Gregory

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John Duncan

Mike Harrell

Rick Hunter

Melinda Scott

Open Board Meeting, May 9

All owners are encouraged to attend the open Board meeting, Tuesday, May 9th at 6 PM Atlantic time. You will receive a Zoom link shortly before the meeting.

Facilities Manager: Getting in Touch After Hours

Cell phone reception at CBW is not always reliable. In the event of an emergency in which the facilities manager does not answer his phone, ALWAYS leave a message. The facilities manager checks his voice mail and email messages regularly. In addition, you may call 340-244-3227 or visit the Security Booth between 6PM and 6AM. In an emergency situation, security personnel will contact the on-call staff immediately by calling and knocking on the door of his residence. Further, the security team is required to document any incident encountered during into the nightly security logs which are sent to the office daily. All contact phone numbers are listed on the website and on the door of the office.



Owner's in Arrears

All dues are up to date for a 2nd month in a row. Way to Go!

Banking Procedural Changes

To earn more interest on CBW funds, the Board moved \$500,000 of reserve funds out of a non-interest bearing account into a Fidelity US Government Securities brokerage account.

The Board plans to deposit future reserve funds into the Fidelity account and move excess "Insurance Fund" and "Insurance Deductible Fund" money to the account. While these funds will be in the same account, CBW books will list separate assets for the accounts on its Balance Sheet.



Infrastructure Update

Reverse Osmosis Plant

A working group has been formed to pursue the replacement of CBW's 50-year-old RO plant. A big thank you to Bill Bacon for discovering a grant under an EPA Community Clean Water program administered by the VI DPNR. To apply for the grant, CBW must submit an engineer's "Plan and Design" to VI DPNR. The agency performs an environmental impact study. DPNR submits our application and its environmental impact study to the EPA for review. The process takes several months to complete. CBW Board is currently soliciting engineer proposals.

Waste Water Treatment Plant (WWTP) Upgrade

CBW is receiving bids for the construction of additional tanks and securing permits to start construction. Once all bids are in, the Board will present owners with a summary of the project and bids.

Per CBW Bylaws, expenditures over \$100,000 must be approved by $\frac{2}{3}$ majority of owners to proceed. Total expenditures for this project are expected to exceed \$100,000.

Plea from Tanji:
Please sign up for Text Messaging.
Go to: CowpetBayWest.com, sign into the Owner's Portal and
"Click Here to Receive Text Alerts"

Bylaws Update

Using the file presented by the Bylaws Advisory Committee, suggestions shared by one owner, and existing Bylaws, the Board is working to finalize a draft of new Bylaws, which will be presented to owners for review and voting.

Fresh Water Conservation

Free stickers still available in the CBW Office.



As a reminder, owners must submit a renovation package of signed documents to CBW in advance for renovations, construction, etc. to receive written approval from the Board. Inspections of your project may occur throughout the project to ensure safety, aesthetics, and compliance with CBW rules.

It is important to note, the Bylaws state renovations may occur from April 1 through Dec. 1.

The Owners Portal contains all documents needed to assure a safe renovation project.



Owners' Portal

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|-------------------|-----------------------|------------------------------------|-------------------------|
| Newsletters | Review Contractors | Board Meetings | Board Reports |
| Manager's Reports | Financials | CBW Rules & Regulations | Parking Regulations |
| Quality of Life | Bylaws & Declaration | Renovation, Maintenance, & Repairs | Elysian Membership Form |
| For Contractors | Annual Meetings | | |