

COWPET BAY WEST NEWSLETTER



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Audit for 2021

Insurance Proceeds

New Truck

Tree Trimming

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Interest rate increased

Brief Updates on Projects

Bylaws

2021 Audit is Completed

The Auditor issued an unqualified audit opinion. The final Audit report, which includes financial statements is available on the owners portal. The Auditor made several recommendations to enhance internal controls, which will be implemented.

New CBW Truck

The Association received \$18,475 from the insurance company to repair the dump truck, which was damaged while unloading a heavy load of seaweed. Further, the Board approved the purchase of a new pick-up truck which is expected to arrive September 15th.



President: Bill Hanson

Vice President: Sherri Levin

Secretary: Judi Kromenhoek

Treasurer: Kevin Gregory

Members at large:

Marilyn Blackhall

John Duncan

Mike Harrell

Rick Hunter

Melinda Scott



Owner's in Arrears

Five owners are in arrears on CBW dues. The Office Manager has been working with each owner to bring their account current.

The Board voted to increase the interest rate on dues in arrears to the VI statutory rate of 9% to commence October 1, 2023.

Please contact Tanji to arrange payment. Thank you, The Board.



RO Plant:

The Association is still waiting for its master permit. An engineer is preparing plans, which will be submitted to the VI government.

Bylaws:

The Board has reviewed all owner suggestions and finalized the draft 2023 Amended Bylaws which will be sent to our attorney for review and compliance with VI Law.

Security Gate:

The gate remains out of operation. It was hit by a car again. Matt repaired the gate with parts on hand. VIYA is needed to install new underground Internet wires. Then Centurion will begin resolving the software issues.

Employee Handbook:

The Board has reviewed the new CBW Employee Handbook. Legal counsel will review to ensure the Handbook is in compliance with all applicable laws.

Tree Trimming

Tree trimming is complete on Leeward Way and in process on Windward Way. Five dumpster loads of trimmings were removed from the property.

Solar Panels:

All but 80 solar panels have been installed as of 9/11/23.



Waste Water Treatment Plant:

The WWTP has been completed. Currently the team is installing fencing. Next, they will pour the driveway and plumb the tank.





**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"**

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

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		