

# COWPET BAY WEST NEWSLETTER



## CBW Newsletters are written by the Board

Hurricane Preparedness  
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Security Committee

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## It's Hurricane Preparedness Season

Hurricane season started on June 1. NOAA is predicting a very active year with an estimate of 25 named storms. The CBW team finished all Hurricane inspections and emailed Hurricane Forms to owners. If there are no changes to: a) your designee for shutter closer during a shutter mandate, and b) your contact information, there is no need to return these forms. Otherwise, please return your forms to the office as soon as possible.

## Reminder: Cost of Water Increases July 1

As noted in the May newsletter, effective July 1, 2024, the Association is implementing a new two-tier water rate system. The new rate will be: \$0.10 per gallon for the first 1,000 gallons per bedroom, and \$0.12 per gallon for all water use above that amount. The goal of this rate increase is to encourage owners to conserve water, reduce stress on the RO plant, and move closer to covering the costs of producing and processing fresh water.

Please see the Consumer Confidence Report attached to the email.

## Owner in Arrears

CBW dues in arrears is \$16,745.12.

The BOD is actively discussing next steps to secure the payment from owners. Dues in arrears accrue the VI statutory rate of 9% interest. Please contact Tanji to arrange payment. Thank you, The Board.

## Tree Trimming

The CBW team will start trimming trees in July to prepare for hurricane season. Note: the St. Thomas dump remains on fire, therefore the dump is not accepting green waste, including tree and bush cuttings.

The Association will do its best to prepare for hurricane season given the lack of location to take green waste.

To manage green waste this year, the Association will take two actions:

- 1) Hire an independent contractor to handle the removal of the largest cuttings and dispose of them on private property.
- 2) Use a wood chipper to effectively convert brush, small cuttings, branches, and grassy foliage into mulch. To reduce the risk of introducing pests that could damage building structures, the resulting mulch will not be spread in areas

## Occupancy

Please keep in mind that according to the CBW Declaration, occupancy is based on the number of bedrooms in your condo unit. The limit is two adults per bedroom. This rule benefits all owners by reducing noise, parking issues, beach crowding, and, most importantly, minimizing stress on our fresh and gray water facilities.

It is crucial that owners adhere to this occupancy limit and ensure that long-term, short-term, and “*For Sale*” real estate listings accurately list your unit size and occupancy limits. Thank you for your cooperation in maintaining the quality of our community.

## Employee Resignation

Robert, also known as Peppa resigned. The Board is communicating with the Facilities Manager to determine next steps. Multiple options are under consideration

## CBW Security

The board is monitoring our guard situation and are working improving all aspects of our property security. If anyone has any comments or suggestions, please contact Marilyn Blackhall directly or send questions to the Office Manager. We are open to feedback from the owners.

## Board Considering the Creation of a Facilities Committee

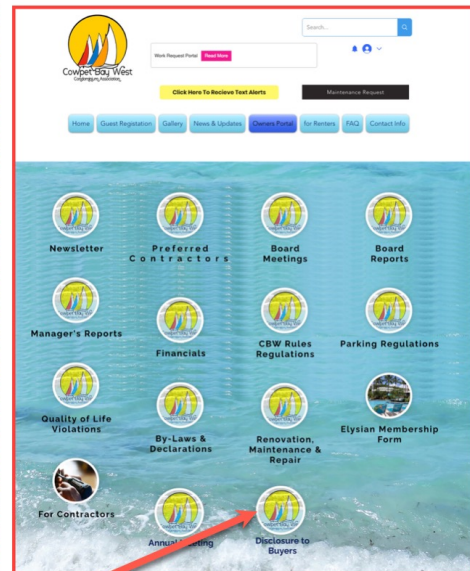
The Board of Directors is currently investigating the creation of a standing committee, “Facilities Committee”. This Committee would be comprised of three to four (3-4) owners, in addition to the property manager. At least one of the sitting members would be a member of the Board of Directors.

The Board has dealt with a large number of maintenance and repair issues over the past several years. Many of these projects require expertise and knowledge in areas that the Board members often lack. The purpose of the Committee would be to assist the Board in reviewing projects, bids for the completion of those projects, providing insight into developing the scope of work to be completed and submitting recommendations to the Board for their consideration and approving future work. It would also be hoped that the Committee maintained accurate records and serve as a conduit through continued participation of the members to provide continuity over the years on projects that are phased in over a period of years.

The Board would retain the ultimate decision making and approval of funding for the projects. This information would be helpful to the Board in prioritizing projects, ensuring that the scope of work addresses the needs for the repair or upgrade and that cost effective decisions are being made.

The Board will seek owners with experience in engineering, architecture, and building trades who would be willing to serve on the Committee to perform these functions as outlined above. The Committee would hold its meetings on an as-needed basis depending on the number of projects and the scope of work to be completed for various projects. The owners do not need to be permanent residents of Cowpet Bay West; however, it would be helpful if the member would be willing to meet with the property manager and/or potential contractors or professionals during times that they are visiting the property to review and consult on projects. If you are interested in serving on this Committee, the Board would like to hear from you with a brief description of your experience and knowledge in these fields as it considers exploring the creation of the Committee.

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 Nov. 30. The Owners Portal contains all documents needed to assure a safe renovation project.



**Note: The Board added “Disclosures to Buyers”**