

# COWPET BAY WEST NEWSLETTER



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President: Kevin Gregory

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Members at large:

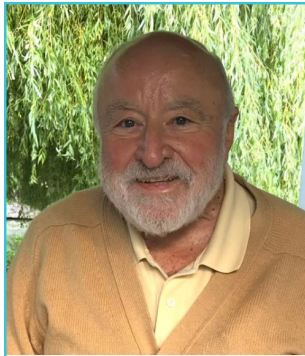
Marilyn Blackhall

Bill Brewer

Mike Harrell

Rick Hunter

Tara McCafferty



## Rest in Peace

Our neighbor and friend, Chuck Waggoner, Esq. passed away Wednesday, March 27, 2024 in Lake Forest, IL. He loved St.

Thomas and his years at

Cowpet Bay West. Chuck moved to St. Thomas in 1962 with his wife Hilda. He started a saloon named Trader Dan's near the US Navy base and opened his law practice in the office above the bar. An avid boater, he was a charter member of the St. Thomas Yacht Club

He partnered in the development, management and ownership of the Bolongo Bay Beach Resort and after the birth of his daughter Lisa, was a Board Chair for the USVI Montessori School.

A Funeral Mass was held at 11 am on Saturday, April 13, 2024 at St. Patrick Church, located at 991 S. Waukegan Road, Lake Forest, IL 60045. For more information – Reuland & Turnbough Funeral Directors of Lake Forest (847) 234-9649 or [www.RTfunerals.com](http://www.RTfunerals.com)

## Owner in Arrears

Currently, one unit has been in arrears on CBW dues for ~7 years. The current amount owed is \$16,018.55.

The BOD is actively discussing next steps to secure the payment of overdue condo fees.

## Savings from Solar Panels

Matt successfully extracted data regarding the performance of the solar panels. The data reveals a significant savings of \$2,545.86 for the month of March. Dale verified that all panels have maintained consistent power production, enabling Matt to extract data on a monthly basis. As a reminder, these savings contribute to offsetting common area power costs, rather than individual owners' expenses. By reducing common area power expenditures, we effectively minimize overall operation and maintenance (O&M) costs.

## Landscape

A motion passed that disallows the removal of flowers from flowering shrubs using power tools. Sherri Levin is the Landscape Director. You should begin to see & smell more gorgeous blooming flowers in our gardens. The team that works in the gardens will be pruning several large trees this week that are growing over roofs to mitigate potential risks of roof damage.



## CZM Permit and RO Grant

The board continues to pursue a federal government grant to offset costs of building a new desalination plant. The next step is to secure the proper permit. We got encouraging news in the last couple of weeks that DPNR is promising to complete their review by the end of April.

## WWTP

Plumbing for the new tank is underway. The migration of wastewater is scheduled for mid June.

## Air Conditioning Caused Condensation Problem

In 2021, the BOD hired structural engineer, Udo Penther, PE to complete a structural assessment of CBW. A copy of the report is available upon request from the office. One specific area of concern was that excessive air conditioning-caused condensation will contribute to the structural deterioration of our facility. To mitigate excessive condensation both underneath the buildings & in & around the floors of upper units & ceilings of lower units, the BOD is undertaking two separate projects:

1) Working with an engineer for drawings to determine the scope of work for increasing the size of the openings under the buildings. Better access will allow for structural inspection & repair underneath the buildings & provide a means to ventilate. Currently, access underneath the buildings is severely limited due to the size of the openings;

2) Investigating the installation of insulated duct work in lower units that use conventional A/C systems. Lower unit A/C's pump cold air through the plenum causing the floor in the unit above to condensate (pool) which over time deteriorates the concrete & rebar. The BOD will investigate a potential solution of having the cold air feed through insulated ductwork (insulating the chase does not work). Matt and/or director Mike Harrell can discuss design changes to mitigate condensation with owners affected by this problem. The cost for mitigation is an owner expense.

## New Owners Renovation Pkg

The BOD has updated & revised the Owners Renovation Package. A reminder that all owners are required, in advance, to complete the forms for all work & get Board approval for major projects. Completed packages must be submitted at least one month prior to the planned start date. In light of recent serious concerns about the structural integrity of our buildings, new constraints on jack hammering have been established. Also note that any major renovations must be completed between April 1-November 30. The package can be found on the CBW Owners Portal.

## Irrigation System Update

In recent months, Matt & his team have diligently upgraded the irrigation system on Windward and Leeward. The results speak for themselves, as there's a discernible enhancement in the vibrancy and health of our plants and flowers.





**Note: The Board added “Disclosures to Buyers”  
to the bottom row on the Owners Portal**

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.

