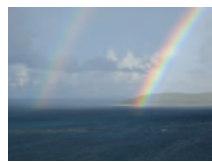




The View



Tim Pearson's term on the Board of Directors ended June 30, 2011. Tim has served on the Board many times. During this last term on the Board he played a key role in the acquisition and installation of the back-up generators for Coakley Bay, along with then President, Carl Hartmann. We at Coakley Bay can all agree the generators have greatly improved our living conditions during our frequent WAPA power outages. Tim has also worked tirelessly to help establish and improve our Internet access system, and he has generously donated his "island time" to many of Coakley Bay's ongoing needs and situations. Raymond Loomis, the current Board and all Coakley owners thank Tim for his expertise and all the time and effort he expended.

TO: All Coakley Bay owners

Re: Vacant position on the Board of Directors

Greetings to all,

As of July 1st, Tim Pearson's term on the Board of Directors expired. We thank Tim for his service.

The next scheduled meeting of the Board of Directors is August 15, 2011. One of the items on the Agenda for that meeting will be the consideration by the Board of the appointment of an owner to fill the vacancy. The term of the newly appointed Board member will expire at the Annual Meeting in January, and the new Board member will be eligible to be elected at the Annual Meeting for a full, 3 year term.

Before the Board of Directors appoints a member in this situation, our By-Laws require notification to the owners. Any eligible owner interested in being considered by the Board of Directors to fill the vacancy and serve on Board of Directors of the Coakley Bay Association needs to give written notice to the office. It is suggested that interested owners submit a cover letter expressing the interest to serve along with a short resume. For those who may be interested, an early submittal of your intent will be appreciated.

For your convenience, below is a quote of the provision of our By-Laws which addresses this situation.

Sincerely,
Raymond Loomis, President



Vacancies on the Board of Directors caused by any reason other than the removal of a Director by a vote of the Condominium Unit Owners of the Association, shall be filled by a vote of a majority of the remaining Directors at a special meeting of the Board held for that purpose promptly after the occurrence of any such vacancy. At least fourteen (14) days prior to the Board of Directors meeting in which a vote shall be taken to fill such vacancy, or vacancies, the membership shall be notified. At a minimum, the means of notification shall be an email sent to the email addresses of all the Unit Owners who have an email address on file with the Association.

NEW COAKLEY BAY WI-FI TO BEGIN ON AUGUST 1, 2011



On June 15th the Board of Directors approved a contract with Broadband VI to supply Internet access to all 100 Units to begin on August 1, 2011. Broadband VI is installing access points on the property. The service will have a theoretical maximum of the equivalent of 66 T-1 lines and includes service to the Coakley Bay office at no additional charge. The Agreement provides for Broadband VI to maintain the system for no additional costs to Coakley Bay. Although the cost of this service is an incremental increase over the cost of our current system, there will be no increase in the Owners' monthly maintenance fees. For next year, the expense to provide Internet is one of many expenses to be part of the 2012 budget year for the common area, and since the 2012 budget has not been formulated, we do not know whether or not there will be an increase in the monthly maintenance fees for 2012.

As for our current system, our contract with Innovative for the T-1 line provided for an expiration date of February 2012. Raymond Loomis discussed and explained to Innovative the problems we have had with our system and Innovative graciously agreed to allow the T-1 service to terminate on August 1, 2011 without penalty.

Owners will be able to receive the signal from Broadband VI by a wireless enabled computer. You may also elect to request Broadband VI to install an indoor radio for a charge of \$150.00, or an outdoor radio for a charge of \$100.00. You may or may not want or need a radio to receive the signal as each Owner's needs and situation is different. **For further information contact Broadband VI directly at 340-719-2943.**

The signal to be provided will be 1 Mbps download and 512 kbps upload to each Coakley Bay Unit. Owners will also have the option to upgrade the signal; if interested, contact Broadband VI.

To assist the Board at arriving at the decision to go forward with the Broadband VI plan, a straw vote of the owners was taken and 82% were in favor. In all, including the votes of Board members, there were votes from 50 Units.

For anyone who needs tech help setting up, adjusting, troubleshooting, connecting or other tech situations, Eric Loomis, our volunteer webmaster and editor of The View, is on site and can assist you for a nominal fee. His contact information: 340-277-7586; EricJLoomis@gmail.com

Coakley Bay Newly Paved Entrance



Coakley Bay Tenant Pet Policy July 13

On Wednesday morning the Board of Directors met in regular session; one of the subjects discussed was the Association's Pet Policy. The Board reaffirmed the current policy of Tenants (renters) NOT being allowed to have pets of any type. Owners need to keep this in mind when renting or leasing your Unit, and if you have a property manager, please notify the property manager of the Coakley Bay pet policy. Our By-Laws provide for additional assessments against Owners of Units in violation of the Rules and Regulations, which includes the pet policy.

Tenants with pets has been a problem recently and we would prefer to avoid this problem and give potential tenants this information before they sign a lease and move into the Unit. Thank you for your assistance in this matter.

REMINDER TO ALL OWNERS:

All large items of disposal such as AC units, microwaves, furniture etc, are to be disposed of properly and not left by the Coakley Bay Garbage Bins as our trash contractors will not dispose of and these items and they get left behind.

Please notify your contractors doing work in your condos of the Coakley Bay policy.

Thank you in advance for your help.

“The plants in front of E Building have been cut back to the roots to allow for the construction of permanent concrete retaining walls. These concrete walls will replace the wooden ones that are rotting away and could cause serious damage to the 1st and 2nd floor units of Building E. We do have plants that are ready to replace those that have to be removed. The project should be completed by Aug 30th.”

