

# Coakley View

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## From Your Interim General Manager



Work is progressing with painting of Buildings J, L, M and N. The pressure washing is nearly complete and the Coakley Coral paint is being applied. The new Trim color, "Tropicana Cabana" (a shade of blue) was chosen as the new trim color and it adds an attractive contrast to the buildings.

**Water Heaters**, I would like to ask you to look at your water heater. The average life span of a water heater Tank is between five and seven years. A burst or leaking water heater can cause major water damage to adjacent units and result in a lengthy repair process and a claim on your insurance.

All the Best,

David

**David Knowles**  
Interim General Manager

## Introducing Your New General Manager

In Scotland, I worked in construction as an electrician before moving into management. On St. Croix, I have been a Project Manager at Juan F. Luis Hospital, a Microbiologist and also worked in Infection Control, which covers water, sewage, fabric of individual offices, mold in wards, operating theatres, etc. My Degree is a B.S. in Applied Biological Sciences with Honors in Molecular Biology. I have a ready grasp of Coakley's waste water treatment system which uses both mechanical and biological systems and is reliant upon microorganisms to function.

I look forward to a working with Coakley Bay's Board of Directors, Owners and talented Staff.



**John Dempsey**  
General Manager

## The Next Monthly Meeting Of the Coakley Bay Association Board of Directors will be on Wednesday, December 5, 2018 at 9:00 AM AST

The meetings are held in the office conference area and all owners are invited to attend. It's your Association!

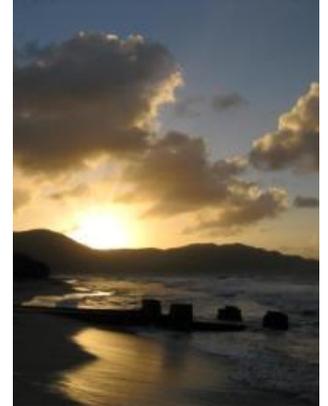
## What's Happening on St. Croix This Month



- December 2 **Beauty & The Beast Triathlon**  
All over St. Croix  
6:00 AM Start
- December 8 **St. Croix Christmas Boat Parade**  
6:00 PM - *Arrive early for best parking and view!*  
Christiansted Boardwalk
- December 9 **Christmas Spoken Here**  
11:00 AM - 4:00 PM  
St. George Village Botanical Garden, Frederiksted
- December 12 **Gallows Bay Holiday Festival**  
4:30 PM - 7:30 PM  
Gallows Bay, Christiansted
- December 15-16 **Colorful Kallaloo**  
**A Calico Cat Company Production**  
(A Show by Kids and for Kids!)  
4:00 PM  
Caribbean Community Theatre, Christiansted
- December 20 **Art Thursday**  
5:00 PM - 8:00 PM  
Downtown Christiansted
- December 21 **Sunset Jazz**  
**6:00 - 9:00 PM**  
Buddhoe Park, Frederiksted
- December 21-22 **Old-Time Crucian Christmas**  
5:30 PM - 8:30 PM  
Estate Whim Museum, Frederiksted
- December 26 **Opening of the Crucian Christmas Festival's Village + Fireworks**  
7:00 PM  
Frederiksted Festival Village
- December 28 **Jazz in the Park**  
5:30 PM - 7:30 PM  
Ft. Christiansvaern Bandstand, Christiansted

## Save the Dates

- The Coakley Bay Association Annual Owners' Meeting will be held Saturday, January 26 at 9:00 AM AST at the Cultured Pelican Restaurant, Coakley Bay Condominiums.**  
It is important that we get as many owners to attend — or to participate via proxy — as possible this year!
- Owners' Cocktail Party, Friday, January 25 at 6:00 PM AST at the Pool.**  
Owners are requested to bring an hors d'oeuvre to share. Beverages (alcoholic and non-alcoholic) will be provided by Coakley Bay Association.



## From John Mason, President

**The Annual Meeting** packets are being assembled and will be sent to you shortly. This year it is imperative that we get as much owner participation as possible. We have been approved for an SBA loan with a very low interest rate, which will give us the ability replenish our reserves that were significantly depleted as a result of Maria as well as make repairs. The way that this is structured, one of the existing SBA loans will be paid off within a few months of the time we would begin making payments on a new loan, so there would be almost negligible impact on HOA fees, but we can't do it without your votes!

We have four openings on the board this year, and we need owners to volunteer to serve on the board. Seats held by Paul Baker, Charley Kestenbaum and myself are all up for election. In addition, Tom Kerr recently resigned, due to the sale of their unit. So far I'm aware of only one resume coming in. It takes about two hours a month; everyone has different perspective to bring to the table and we all need to take a turn. If you're interested please email [generalmanager@coakleybay.org](mailto:generalmanager@coakleybay.org) a short email introducing yourself, a little background info, and why you'd like to help.



**A reminder to remember our dedicated team of long-term employees here at Coakley Bay during the holiday season.** Each year many Coakley Bay owners like to send in something for the staff. When the money comes in, it is divided and distributed to the staff and is a great way to show some appreciation to our hard-working employees who take such good care of our home.

**The Annual Luncheon for the Staff will be held in the Coakley Bay office on Friday December 21st.** If you're on-island, stop by, grab something to eat and say hello.

If you're unable to come to the luncheon, but would like to send a gift to the staff, please mail it to Coakley Bay Association, 5000 Estate Coakley Bay, Christiansted, VI 00820. Thank you in advance for your generosity and on behalf of the Board of Directors, a very joyous holiday season to you and your family.

## The Wastewater Treatment Process

**John Dempsey, General Manager**



Every time we turn on the faucet or flush our toilets, water drains away. So where does it go and what happens to it? To simply dump wastewater into the Caribbean Sea would be both illegal and extremely harmful to the living organisms that surround this island. So, wastewater from Coakley Bay undergoes a treatment process to render it safe and to avoid contamination of our beautiful island and the sea that surrounds it.

There are distinct stages in this process, each heavily reliant on the previous stage, so it's **extremely important** to ensure that nothing which can knock out any stage is allowed to enter this process.

The first stage is getting the wastewater from the drain to the treatment plant. The treatment plant is located above the level of the initial outflow of wastewater, so it has to be "lifted" (pumped up) a gradient. This is accomplished at two **Lift Stations**. The pumps there also grind larger matter down to matter that can be accommodated further down the line. This is the first stage that can be knocked out. Very large items that should never enter the system can defeat the grinders and stop the pumps. Also something like grease can coagulate, form lumps, and knock out this stage.

From the Lift Stations, the waste water goes to the **Treatment Plant**. The treatment plant has both mechanical and biological means to deal with the incoming wastewater. Firstly, the wastewater is held in a tank to enable large solids to settle out, then to another holding tank to enable finer particles to also settle out. The settled solids are termed Raw Sludge. Grease and oils float on the surface and are skimmed off.

The next stage is the **Biological Stage**. Although the mechanical stage is fairly effective at separating larger particulate matter, dissolved solids require something else. The effluent is passed into an aeration tank. Here the water is vigorously stirred and oxygen added. The microorganisms multiply in the presence of both the nutrients in the effluent and the increase in oxygen. It is an equation really. Organic matter + microbes + oxygen gives out more microbes + carbon dioxide + water. At the end of the aeration period, the mixture is passed into a settling tank where the masses of bacteria are allowed to settle. The treated waste water is then used for irrigation and flushing or passed back into the grey water system for reuse after chlorination.

**To maintain this control of this process is a constant task for our staff, and also for you as owners. The process can be stopped completely if the bacteria expire as a result of the wrong things enter the system. The basic rule of thumb is, don't flush anything other than toilet paper and human waste. Do not put anything into the system that will kill the microbes we so heavily depend upon. Clorox, detergents, solvents, and harsh chemicals are microbial killers.**

## Tips & Reminders

**We accept items for the Yard Sale year-round.** Please contact **Sandra Robb at 340-626-2593**, if you would like to donate your gently used furniture, clothes, or anything at all!

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**Our Garbage Contractor** will not collect the loose garbage in the bottom of barrels.

- All garbage must be bagged!
- All appliances, furniture, and metal trash must be taken to the dumpsters located next to the fire station.
- Electronic waste may be dropped off at the Recycle Center in Peter's Rest.
- **Please do not put construction debris out at the garbage cans.**

**The Pet Policy at Coakley Bay** is that Owners may have one pet, dog or cat, with a maximum weight of 16 pounds. ADA exceptions must be registered with the office and a copy of the animal's certification must be on file. Owners are required to pick up after their animals. **Renters are not authorized to have a pet** at all, unless the animal is a certified service animal and registered at the office.

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**If you have any of the Coakley Bay employees perform work for you** after normal working hours, it is requested that the office be notified of the type of work to be performed, when the work will be completed, and who will be doing the work.

**Senior Citizen Cards** may be obtained from the VI Government for a \$5.00 fee to all individuals over 55.

- This allows you to receive a 5% discount from most grocery stores.
- The inter-island ferry fee is reduced, as is the bus service rate on the islands.
- Don't forget, vehicle registrations are half-price, except for the purchase of new license plates.

Visit the **Department of Human Services**, located at 3011 Estate Golden Rock, Christiansted, or call 340-773-2323 x 2062 for more information.

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**Cultured Pelican  
Ristorante**  
is  
**NOW OPEN!**  
Wednesday – Sunday  
6:00 - 11:00 PM  
for Dinner  
*Thank you for your  
continued patronage!*  
**340-773-3333**

## Introducing Your New Office Manager



**Christine A. Thomas**  
Office Manager

I have over 20 years experience in office management, including 3+ years in condominium management here on St. Croix.

I have also been a graphic designer, copy writer/copy editor, and event planner.

When I'm not here at Coakley Bay, you may catch me onstage with my Blues band, Hot Mama & the Flamethrowers. I have also directed and acted in many productions at Caribbean Community Theater.

I am very pleased to be part of the Coakley Bay family, and have felt warmly received by staff and owners alike.

### Current Gas Prices on St. Croix

Regular	\$2.95/gal
Premium	\$3.15/gal
Diesel	\$3.29/gal