

BLUE WATER BOARD OF DIRECTORS MEETING MINUTES
DANBURY TOWNSHIP HALL

Approved

May 5, 2018, 9:00 AM

Present: Blue Water Board,

Dave Zielinski, John Hatfield, John Shuleva, Warren Will

Absent: Chris Burba, Connie Conway, Linda Wolf,

Call to Order: Dave Zielinski called the meeting to order at 9:30 a.m.

Marina Pedestal In response to the request from an owner to install a pedestal at dock 20, Dave Zielinski moved to add the pedestal when related marina work is done and tell Bob Brady the bid came in at \$2850 and it's not sensible to spend money now, given Bob has access to power. John Shuleva seconded the motion. Willing to offer to let Bob Brady pay for the pedestal to be moved using our contractor, our standards. Passed. Dave to contact Bob Brady and Cindy Staudt. Note: The installation of the wall next to building 1 was successful.

Minutes of Meetings, 2/21, 3/14, and 3/28. Warren moved to have the minutes approved as presented. Dave Zielinski seconded the motion. Passed.

Financial Reports-- John Hatfield moved to approve January, February, March 2018 financial reports. John Shuleva seconded the motion. Approved. John will arrange with APM to have the December 2017 reports and the 2018 budgets printed to be available at the Annual Meeting next week.

The Annual Meeting agenda was discussed and modified. Linda Wolf to present Minutes from last year for approval. Warren to update the agenda so it can be handed-out at the meeting.

Settlement Claims- Three more buildings have been approved for payment, 14, 16, 17. 10 are pending.

Legal representation -- It was recommended to have Steve Ott present at the annual meeting and have him lead the election of Directors. Dave will invite him to meet with the Board at 4:30 p.m. prior to the meeting. The Marinucci contract as a self-employed person is of concern. Questions include: Can we double-dip on walls? How do we submit claims in the future for walls that are partially replaced?

Building Maintenance -- Marinucci did not like CertainTeed and Dave will discuss what options make sense, including possibly fiberglass boards. Need to weigh the cost of replacing the entire wall vs partial replacement. John Hatfield moved to start repairs on Building 17, based on an updated spec and installation manual. Dave Zielinski seconded it. Approved. Dave will discuss if Sean can do the repair.

Rule Changes -- Chris Burba to discuss.

Pool area Repairs - Dave Zielinski moved to approve up \$1000 and get Gill's quote lowered and find an electrical box that is better / cheaper. Warren Will seconded his motion. Passed.

Pool maintenance - Dave Zielinski moved to have APM award pool maintenance contract to Kuzma. John Shuleva seconded. Passed. Also, need to have the concrete damage repaired. Dave to have APM address this issue before the pool opens.

Communications -- Marina docks are to be installed by Meggett and then the concrete drive is to be completed. Signage may be necessary to indicate when the driveway is available for dock owners to drive on it after 7 days.

Property Management -- Dave to discuss updates on the Caliber Portal to include critical dates. Gutter cleaning is not on APM's portal for spring cleaning, and gutters have leaves in them. Caulking of window at 549 to be added to Portal. Meggett bills to be held pending approval of the dock repairs. Pedestal lights are to be documented by John Hatfield. Speed limit signs are to be posted, but are not ordered yet.

Financial Reserves -- The reserves are to be scheduled for discussion based on maintenance cost in the reserve study. Warren to update specification sheets and installation procedures, so we can begin to repair buildings, starting with Building 17. Warren provided a list of buildings to be scheduled over time. We may need a project manager or working committee of owners to control the work being done. Discuss at Annual Meeting under Warranty discussion.

Social Events – John Hatfield will review the pancake breakfast on May 27 with Linda. She is to address social events, per the agenda.

Future Meetings -- The board will meet briefly on Saturday after dinner to conduct an election of officers and set four meeting dates for the year.

Motion to Adjourn:

John Hatfield moved to adjourn and Warren Will seconded it. The meeting was adjourned at 11:05 am.