**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**640 Parkside Drive**

**Saturday, May 22, 2021**

**Present: Emmett Conway, Bob Dalrymple, John Hatfield, Cindy Staudt, Lou Vitantonio, Jenny Weber, Linda Wolf**

**Call to Order: 10:06 AM**

**Election of Officers: Bob Dalrymple moved and Emmett Conway seconded that current officers serve for another year. Cindy Staudt, President; Jenny Weber, secretary; John Hatfield, Treasurer. Passed unanimously.**

**OLD BUSINESS**

**Approval of Minutes: John Hatfield moved and Emmett Conway seconded approval of the April 24, 2021 minutes. Passed unanimously.**

**Financial Report: John Hatfield moved and Emmett Conway seconded approval of the April 2021 financial reports. Passed unanimously.**

**Landscaping: Cindy Staudt reported that Choice has completed spring cleanup and weeding. Mulch and shrub replacements will occur next week. Earth Day had 20 participants who planted common area beds and marina boxes.**

**Maintenance: Cindy Staudt reported that Shawn Kuzma had completed:**

**Gas light repair and lighting.**

**Building #15 trim replacement**

**Pool opening: cleaning, heater repair, furniture placement, and COVID signage**

**Marina spigot repairs**

**Shawn Kuzma will complete wall cap repair, flashing on Building #14 shed.**

**COVID protocol for summer 2021. Cindy Staudt moved and Emmett Conway seconded to lift 2020 restrictions as recommended by new Ohio guidelines. Signage at entrances will still recommend social distancing. Hand and furniture sanitizer will remain available both in the pool and patio table areas. Umbrellas only will be used for tables in the patio area. Passed unanimously.**

**John Hatfield will include pool guideline updates in the May owner newsletter.**

**Marina: John Hatfield reported that all docks, even the jet ski docks, are rented. He noted that Gill Electric still needed to replace the defective channel lights.**

**Shawn Kuzma will order replacements for several rotten life rings. Julie Rogers will contact Communale to check the fire extinguishers. She will call Aqua Doc for water weed treatment.**

**Emmett Conway reported that seven dock ladders will be needed to address owner safety concerns. To determine durability, he was ordering one for testing.**

**The Board addressed the need for marina water line replacement and installation of sectional shut-off valves. Bob Dalrymple and Emmett Conway agreed to develop a spec sheet prior to soliciting bids for the project.**

**Social: Linda Wolf announced that the annual Memorial Day pancake breakfast will occur on Sunday, May 30 from 8:30-11:00. John and Di Hatfield, Jenny Weber, Bob Dalrymple, Cindy Staudt, and Ann Zielinski will serve the food using COVID guidelines. Linda wants to reinstitute the Friday at Five pool patio parties beginning June 4. The annual Fourth of July pizza party will return.**

**NEW BUSINESS**

**Building Renovation Project: John Hatfield reported that four buildings have been completed using a combination of Certainteed lawsuit and Blue Water reserve monies. $51,000 has been paid for the materials to renovate Building #5 in the fall with an approximately $35,000 more needed to complete the project. Until resolution of the Zimmerman lawsuit or receipt of a final payment from the Certainteed class action suit, no further renovation will occur.**

**Maintenance: A Building #2 owner shared data and pictures indicating structural and rot issues in his unit. The Board will consult with APM to find a specialist to evaluate the building. Cindy Staudt will share pictures of sliding door rot with Dan Marinucci for possible inclusion in the Zimmerman lawsuit.**

**Future Board Meetings: The Board agreed to meet July 10, August 7, September 11, and October 30 at the Danbury Township Shelter.**

**Adjournment: The meeting adjourned at 11:53 AM by unanimous consent.**