Approved

Blue Water Condo Assoc.

Board Meeting Virtual

February 17, 2023 11 am

Attendance: Lou Vitantonio, John Hatfield, Dave Kiser, Bob Dalrymple, Jenny Weber

Julie Rogers APM Rep

Lou informed the board that he had been emailing attorney Steve Ott weekly regarding the lawsuit. Subpoenas were supposed to be issued so mediation can begin. April 11th is the trial start date if we don’t settle before hand.

Residing Project – Buildings 4,5, &12 are complete except for stone, Bldg 6 siding is torn off, will start residing soon, Bldg 9 will be tear off next week. Bob, Lou, and Julie walked the site and are making punch lists of issues to be addressed. WE have hired an outside engineer to check the work on BLdg 5 – we are waiting to hear and see report. Feazel was asked to share the product warranty to make sure that it will be in effect. Norandex has been asked to come out and check installation to make sure it has been installed correctly.

Funds – Currently have 642,000 in reserves for payment to Feazel, D. Meder is $10,000 behind on fees and assessments

Stone on the bldgs. – each entryway is different, some entryways won’t work with stone, so they will have siding. Still waiting for stone to come in.

Bldg 1 – wood rot on the north side is worse that was thought – and is compromising it structurally. Dan Marinucci has spoken with Shawn about the need to reinforce. 2 of the 3 sliders to be installed were incorrectly built – expect the correct ones to be in mid-April to May. Shawn unable to do anything else until the doors are in, such as finishing the siding and putting the decks on.

Annual Owners Meeting, Saturday May 13th – Lou has suggested that we hold the meeting on site this year, down at the point. Look into renting a tent incase of rain or shine. Meeting to be held at 5 pm with dinner to follow. We will arrange for food and charge owners and supply some drinks but encourage BYOB and BYOChairs.

Board of Directors Election – we are working on finding individuals interested in being on the board. May have 1 person interested. Jenny will continue to put it out there in front of the owners.

Heating in the sheds. Gill Electric went out and checked the baseboard heating in the sheds and the tape wraps, it all looked good. Need to remind owners to not touch anything (especially the thermostat) in the sheds.

Julie has asked Feazel for updated pricing for next set of buildings. There is a piece of siding that keeps coming off of building 14 or 15, it is on Feazel’s radar. For those folks ordering new windows, they will be ordering replacement windows as opposed to new build windows, that way they can be installed after siding is complete.

Meeting adjourned.

Respectfully Submitted

Jenny Weber