**BLUE WATER CONDOMINIUM ASSOCIATION AND MARINA MEETING**

Board of Director’s Meeting

8:00 pm Friday December 10, 2016

Conference Call

Present: Dave Zielinski

John Hatfield

Connie Conway

Chris Burba

Tom Wylie

Absent: Linda Wolf

John Shuleva

Meeting called to order by Tom Wylie at 8:05 pm

**Minutes from 12/2 Conference Call**

John Hatfield made a motion to approve the 12/2 minutes as distributed via e-mail on 12/9. Dave Zielinski seconded the motion. Motion passed unanimously and minutes are approved.

**Property Management:**

Dave Zielinski made a motion to hire Associated Property Manager to handle the Blue Water Condominium and Marina property management duties with the Blue Water Board managing the marina leasing activities that Associated Property Management cannot handle due to Ohio real estate license requirements. Connie Conway seconded the motion. Motion passed 4 to 1.

Tom Wylie to notify current property management company, North Coast Property Management and new property management company, Associated Property Management. North Coast to complete financial records through 12/31/2016. Tom Wylie to send out status update to board after

**Old Records – Financial and Other**

North Coast has 8 boxes and 2 bags of old records from Continental time period. Property Management Companies normally do not retain information contained in these boxes. Issue was tabled pending discussion with Associated Property Management.

**Condominium Owner Maintenance Item:**

Dave Zielinski made a motion to send out the letter e-mailed to board members on 12/5/2016 that was drafted by Chris Burba to owners with brick patios that are showing signs of wear. Chris Burba seconded the motion. Motion passed 4-0 with John Hatfield abstaining. North Coast to distribute letter via e-mail and hard copy to affected owners.

**Budget:**

Will be distributed and approved via e-mail.

**Adjournment – 8:40**

Motion to adjourn made by Dave Zielinski, second by Chris Burba and all agreed.

Tom Wylie