Blue Water Condominium Association Board

Meeting Minutes DRAFT

February 8, 2024, 2:30p.m.

Virtual Meeting via Teams

**Attendance** : David Kiser, Lou Vitantonio, Bob Dalrymple, Lisa Procyk, Audra Thompson, Julie Rogers APM

Absent: Cindy Staudt, Linda Wolfe

Lou called meeting to order at 2:36p.m.

Julie opened meeting with updates on the following:

* 481 Blue Water Drive owners are asking the board to cover the costs of replacing closet doors that were water-damaged. The damage was a result of leakage occurring due to the faulty siding work of Zimmerman. Now that Feazel has replaced the siding on that building, the doors can be replaced. The board agreed that Julie should get quotes to replace the doors; the board would then vote to get the work done.
* Feazel is claiming they are not responsible for the drywall repairs needed inside 548 Parkside. The board agreed that this needs to be pursued further as the leaks in that unit did not exist until Feazel replaced the siding and flashing around the chimney. Julie will discuss this further with Feazel, stating the board’s position. The assessment fees for this unit will be paid by the owner, minus the cost of drywall repairs. Our attorney Steven Ott wrote a letter to 548 Parkside with intention to file a lien if they are not going to bring their assessment payments up to date. The owner was withholding payment the dry wall damage in their unit was repaired.
* 501 Blue Water Drive is up to date with all delinquent assessment and annual payments.
* Julie will contact owners of 541 Blue Water Drive about their assessment payments. They are currently stating they will withhold payment until Feazel completes their punch list items. Julie to write letter to 541 Blue Water to inform them they cannot withhold assessment payment until their repairs are completed.
* The gutters for all units have been cleaned. Four units did not have the gutters on due to being re-sided, therefore Devins Gutter Cleaning has discounted the total bill for gutter cleaning ($2012.24)
* The water leak in Building 8 has been repaired.
* Owners that want window replacements are working directly with Feazel. The option for vinyl windows was removed as the window manufacturer discontinued the light brown color needed.
* Roadrunner, our new trash contractor, will be installing their dumpster on Monday, February 12, 2024 after Republic removes their dumpster. Brandon of Road Runner will bring us options for recycling: either a small dumpster or roadside pickup are some options available.
* Cody of Minderman has still not given us the warranty documentation requested in order to move forward with the waterline work on the marina. Lou told Julie she has to get this resolved because the marina waterlines need replacing before the marina opens.
* Siding project updates:
	+ Building 2 is under wrap and corners are being installed.
	+ Building 3 is completed, wire is being installed under the deck to deter nesting birds.
	+ Building 7 is undergoing siding teardown.
	+ Building 10 is nearly completed.
	+ Building 11 is under wrap and corners are being installed.
	+ Feazel should be done with the rented barge on Monday, February12th.

Lou reported his unit is experiencing a lot of water leakage and has incurred extensive damage to ceilings and walls in his dining room. He has had Feazel and plumbers looking at the leak and damages. It is still unknown what is causing the leak.

Lisa asked Julie to contact Molnar about snow plowing. They have billed us $749.00 for plowing done on 1/19/24 and 1/20/24. Lisa reported that the snowplows have not been on the property as much as we are being billed for and that the driveways of year-round residents are not getting plowed. Julie will look into this.

Bob reminded Julie that we need to have three quotes for projects. He inquired about the tennis court repair quotes. Julie reported that she is looking into this but so far, two contractors have declined to quote the project.

Lou reminded the board that we need to start attending to the property repair recommendations in our reserve study. On this note, Julie reported that our handyman Bill is looking into solar lighting options that may work to replace our gas lamps.

Meeting adjourned at 2:14p.m.

Respectfully submitted,

Audra Thompson, Secretary