Blue Water Condominium Association Board

Meeting Minutes Approved

July 29, 2023, 10:00am

Danbury Township Hall

Attendance: Cindy Staudt, Lou Vitantonio, Bob Dalrymple, Lisa Procyk, Linda Wolfe, Julie

Rogers APM

Absent: Dave Kiser, Audra Thompson

Lou called meeting to order at 10:07

**No open forum**

**Approval of Minutes**: Minutes from June 3, 2023 and June 26, 2023 were presented for approval as submitted. Bob motioned that both June minutes be approved, Cindy seconded, motion carried unanimously.

**Approval of Financials:** Financials from May and June were presented for approval as submitted. Cindy motioned that both financials be approved, Linda seconded, motion carried unanimously.

Julie reported that condo operating account is low. Currently, there is approximately $17,000 in checking account. Received a new $2,000 bill from Ott. Six people have not yet paid quarterly assessment (due Monday). Could borrow from marina account, if needed, until special assessment. Also, a marina bill will be coming from Ohler and Holzhower for 3-4 pedestals that were fixed.

**Old Business**

Building 1 – Cindy reported that the work on Building 1 is complete.

Shawn sent final invoice of $32,620. Julie reported that total amount was approximately $24,000 over original quote due to additional costs (extra square footage, aluminum, gutter, OSB). Discussed intended 15-year warranty on work. Shawn only included a two-year warranty on invoice, good through July 25, 2025. Julie will go back to Shawn and inquire about 15-year warranty promised to John Hatfield, Cindy Staudt and Dave Zielinski.

Remaining buildings 4, 5, 6, 9, 12, and 16 – Julie reported that the punch list is 98% complete. Few last outstanding items: Danny Martin door, Paul Kaiser window, John Patton furnace vent. Ann Zielinski and Paul Kaiser water coming in window – Feazel to look at.

Litigation – Lou reported that next telephone conference call is set for September 18, 2023. Lou to ask Ott to file motion to set a mediation date. Julie to have Dan Marinucci rework the numbers for expert report of damages. Julie will request an estimate of cost to rework numbers and provide to board. Lou motioned to approve, Cindy seconded, motion carried unanimously.

Marina reserve study – discussed upcoming marina projects and projected money needed. Marina bathroom needs updating. Julie to get an estimate from person doing marina bathroom door for bathroom remodel. Also, Julie to check on difference in cost of residing using mostly scrap pieces from condo siding or the cost to repaint. Discussed publishing study to residents. Lou motioned for approval to publish to residents, ?? seconded, motion carried unanimously.

Flagpole and condo maintenance - Julie presented that Bill, John Patton’s friend, may be interested in doing additional jobs at Blue Water, including fixing the marina flagpole, and that he would be a good option, should a replacement for Shawn be needed. He has paid for worker’s comp. Pending certificate.

Ohio Department of Natural Resources (ODNR) – Julie has not yet received the new 25-year easement agreement from the June 26 meeting with Michael Wilkerson from ODNR.

Delinquent payments – Discussed unit 501 Blue Water regarding lien recording and motion to foreclosure if quarterly dues and assessments are not paid.

Outside marina camera – Discussed camera that Danny Martin installed on the outside of his condo to monitor marina activity. Julie to send him an agreement that any outside damage to condo resulting from camera would be his financial responsibility.

**New Business**

Special assessment – Julie reported that board needs to determine and approve amount of special assessment so it can be included in September quarterly bill. Julie reported that there were $34,000 in extras in the remaining $293,936 owed to Feazel. Lou presented estimated numbers for 2023 special assessment. Board discussed options and decision was made to move forward with $935,000 for special assessment, which would be approximately $17,641 per resident. Lou motioned to approve, Cindy seconded, motion carried unanimously.

Marina maintenance - Julie reported that there are 6 dock pedestals (12, 35, 38, 51, 82, and 92) that are leaking. Julie reported that Paul Kaiser’s dock bumpers were ordered and installed, and all is good. Marina bathroom door – Should be installed next week by the company doing the windows for Feazel.

General maintenance

* Lamp relighting – Shawn has been made aware of existing issues with gas lamps. Cindy reported additional lights had gone out with recent storm.
* Currently Spectrum is trenching for fiber optic lines. Linda asked about grass reseeding. Lou said it would be reseeded upon completion of project.
* Building 16 – vent replacement
* Julie will inquire about Shawn cleaning condo gutters now that the cottonwood is finished.

Pool update – Julie reported that the sand filter was in. Julie also reported that there were 0 violations for 2023 (and most likely 2022) from the county health department. Shawn cleaned skimmers – excess cottonwood debris.

Owner Directory – Julie presented the updated owner directory. Lou asked that we wait to publish to make sure all information is correct.

APM app – Julie reported that APM has been creating a mobile app that can be used to pay quarterly assessments.

Special owners meeting – There will be special owner’s meeting held for residents to ask questions regarding upcoming special assessment and lawsuit update. The meeting is set for August 19 at 5:00 at the pool patio.

Cindy reported that Grant Milliron (Building 2) had died.

Board unanimously motioned to adjourn meeting at 11:57am.