**BLUE WATER CONDOMINIUM ASSOCIATION AND MARINA MEETING**

Board of Director’s Meeting

8:00 pm Friday December 2, 2016

Conference Call

Present: Dave Zielinski

John Hatfield

John Shuleva

Connie Conway

Chris Burba

Tom Wylie

Absent: Linda Wolf

Meeting called to order by Tom Wylie at 8:03 pm

**Property Management Discussion:**

Decision tabled pending feedback regarding marina leasing option from another supplier. Follow up conference call scheduled for 12/10 at 8:00 pm.

**Marina Reserve Spending:**

John Hatfield motion -- Approve expenditure of $7,800 for rip / rap repair and replacement on south side bank from west bank to restroom and expenditure of $9,300 for replacing gravel walkway with cement walkway running from existing cement walkway to restroom. Also included is removing timber retaining wall and grading to walkway. Motion implementation is pending approval from the majority of boat slip owners per decs & by-laws. Connie Conway seconded motion. Motion passed with Chris Burba abstaining.

**Marina Expense Approval:**

Decs & By-laws state that marina spending must be approved by majority of boat slip owners. This has not been followed in the past. Board will continue to maintain services for the marina; however an owner vote for 2017 planned expenditures will be sent out for owner vote.

Decs & By-law update to place marina under same constraints as condominium will be pursued. Tom Wylie to follow up with Steve Ott regarding budgetary estimate for update.

**Condominium Reserve Spending:**

Chris Burba motion – Approve expenditure of $2,520 to refurbish existing gas lighting ($140 / light).

John Hatfield seconded motion. Motion passed unanimously.

**Condominium Owner Maintenance Item:**

Brick patios are showing signs of wear. Refurbishment is recommended to owners for tuck pointing their brick patios. Patio maintenance is an owner expense per decs and by-laws. A quote of $300 per patio has been received. Chris Burba to draft letter to owners. Dave Zielinski and Chris to determine units impacted.

**Financial Audit Report by Cross and Associates**

Chris Burba motion – Approve audit opinion for both condominium and marina associations per Cross audits dated 11/16/2016. John Shuleva seconded motion. Motion passed unanimously.

**Financial information to owners**

Chris Burba motion – Owners are required to submit an individual written request to the Property Management Company for each specific financial report. Property Manager will allow board member review prior to distributing information to owners. John Shuleva seconded motion. Motion passed unanimously.

**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. Board will investigate options:

1. Sort and scrap unnecessary information. 3 or 4 person team required.
2. Locate adequate storage location, determine costs. Chris Burba volunteered to research options.

**Budget Finalization**

Marina and Condo budget discussed. Suggestions / considerations made. John Hatfield will update and distribute prior to next meeting. Final approval expected at 12/10 meeting.

**Adjournment – 9:29**

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

Tom Wylie

Blue Water Board President