APPROVED

BLUE WATER Condo Board Minutes

May 7, 2022

Cindy Staudt’s Condo – 10 am

Attendance: Cindy Staudt, Bob Dalrymple, Linda Wolf, John Hatfield, Lou Vitantonio: phone in – Emmett Conway, Jenny Weber, Julie Rogers – APM rep

Meeting called to order at 10:03 am

Minutes – Minutes from the March 29 meeting were presented for approval, John moved to approve, Lou 2nd, - motion carried.

Finance Update – John presented the March finances with no issues, he moved that they be approved, Cindy 2nd, motion carried.

Landscape Update – Choice has mowed and fertilized. They have not done the beds yet and we expecting them to mulch after our earth day planting. The geraniums have been ordered for the 14th. There are 2 arbor vitae that need to be replaced along Blue Water Dr. across from Bldg #17.

Maintenance –

 Marina – electric and water have been turned on – the 1 dock that was broken has been fixed – door on marina bathroom paint is bubbling, Shawn has suggested replaced door.

Back flow preventers have been certified, on 5/5 they sprayed for spiders, water spigot at Ringers has not been fixed

Work on bldg. #1 has not been as expected – there have been a number of reasonably nice days with no work done. There was discussion as to whether some of the local contractors were helping each other out and perhaps Shawn’s crew was helping someone else with the expectation that there will be a large crew working at Blue Water soon. Steve Ott has asked Shawn to not stop work while waiting for opposing counsel to do their discovery. But Shawn has halted work. Discussion amongst members regarding what to do about Shawn and getting bldg. #1 completed.

 Bob moved – If there is no crew working on building #1 at Blue Water on Monday May 9, 2022 a registered letter addressed to Shawn should be sent indicating that he has until May 27th to make significant headway on building #1 weather permitting. If this does not happen the board will find alternative means to finish the building, bylaws to be included that state no major construction to occur during the summer season. Lou 2nd motion. Motion carried.

Julie has been exploring other contractor options for opening the pool and turning on the gas lights, just in case. She did share that it is possible to have owners do the daily chemical checks and skimming if it becomes necessary. She reminded the board that in the past we have discussed presenting Shawn with an actual service contract for summer. She also shared that we may be able to get a contract with APM for weekly or biweekly regular maintenance.

Lou is concerned about the basketball hoop – the base is tipping forward and needs to be fixed before someone gets hurt. He believes the base that was used was not large enough for the pole and basket.

Marina – Docks were put in on April 1st. Owner boats are allowed in once docks are in – Renters must wait until May 1st, the beginning date of their rental period. All docks are rented – sign needs to be pulled so calls will stop.

Lawsuit – A meeting between the judge and the counsels was held on May 2nd. A trial date was not scheduled at that point in time – a date of June 2nd or 3rd was set to begin discussion about mediation. Should receive opposing counsel’s report within the next week.

NEW BUSINESS

Assessment- Julie presented an updated quote from Feazel based on using Norandex instead of Certainteed siding, 129k vs 141k per building . Of the 4 requests for quotes she only received the 2 from Feazel. John said he would put together a presentation for the meeting on the 14th, he would forward to board members for their input.

Emmett asked for the basic gist of presentation based on use of Norandex from Feazel.

Year 1 (2022) assessment $15,000 per unit to be made in 3 payments – for residing of 6 buildings

Year 2 (2023) assessment $15,000+ per unit,( as the remaining buildings must be rebid) – to be made in 3 payments for residing of the remaining 6 buildings.

Feazel said they would work with progress payments as opposed to ½ down to get started. That enables us to allow the assessment to be paid over 3 quarters. The 4 unit buildings have been rolled into the quote to get a per building quote. There is hope that the further we move from the water the less damage we will see in the buildings.

Julie brought out the samples of the Norandex to compare with the new certainteed siding. There was no appreciable difference between the 2, as an aside, she said that both products were produced in the same factory.

Lou suggested that we have Steve Ott take a look at the Feazel contract – felt it would be worth the cost. Lou also suggested we ask Feazel for a cap on the expected increase for year 2.

There was discussion amongst members regarding the order of buildings to be resided – felt that that information should be shared with owners at meeting. The next 6 will be 5, 6, 4, 12, 16, & 9.

Lou moved to accept the Feazel quote of $129,465 per building with a contract review by Steve Ott to protect the interest of the board, Emmett 2nd , motioned carried.

Emmett moved to assess each Blue Water owner $15,000, payable in (3) $5,000 increments for the residing of the next 6 buildings. Assessment payments will be billed with the regular fees on the following schedule; 2022 3rd quarter (July) , 2022 4th quarter (October), and 2023 1st quarter (January). Cindy 2nd. Motion carried.

It was suggested that owners of the next buildings to be resided be told to order any new windows by June 1st, as that seems to be an important limiting step. Marvin windows from Glass City. Also, that if there are any changes to the type of window (sliding door to window) – it is all or nothing for the entire building.

Bob asked about the status of the Reserve Study – Julie said we are on their list for the summer and that they will not be scheduling visits until mid June.

Earth Day – Once have numbers of volunteers Cindy will order lunch for Saturday. On Saturday morning she will unlock the shed and get the tools out.

Owners Meeting – Emmett and Jenny won’t be at the meeting – all other members will be there. There will be an agenda for each owner at the meeting – the assessment will be on the agenda.

Nominations – there are 2 openings on the board. Linda Wolf has agreed to run again and Emmett has agreed to run again. Nominations will also be taken from the floor. The organizational meeting of the new board will occur after owner meeting has adjourned and before dinner is served.

John expressed frustration with trying to get other owners interested in running for a spot on the board. In the future perhaps we look at decreasing the size of the board to 5 from 7.

Social – Linda shared that the pancake breakfast is on for the Saturday of Memorial Day weekend, with a rain date of Sunday. John and Di will not be there – but she has volunteers in place and the board members all said they would be around to help. There are plans for a pizza party for the 4th of July, and hot dogs and coney dogs for Labor Day.

Next board meeting is scheduled for Saturday June 18th at 9 am at Danbury Township Hall.

John requested that the board approve the installation of an electric plug on the outside of his unit for his new electric car. Lou suggested that this will become the norm and that perhaps going forward it doesn’t need to be brought before the board for approval.

Julie said she would put together an email – with RSVP reminder for dinner, provide the room name, explain that dinner is not required to attend meeting, and that a siding assessment will be discussed. She will send this to Jenny who will send it out on the board’s behalf.

Lou moved meeting adjourned at 12:03 pm, Jenny 2nd – motion carried.

Faithfully Submitted,

Jenny Weber

Blue Water Secretary