BLUE WATER CONDOMINIUM ASSOCIATION

ANNUAL MEETING, 5/20/17

CATAWBA ISLAND CLUB

MEETING 5:30 – 7:00

MINUTES

Meeting called to order at 5:33 pm.

Quorum was established with 29 people present in person or by proxy.

Minutes: The annual meeting minutes from 2016 were reviewed by the owners. Anne Zielinski motioned to approve the minutes as presented. Jim Stewart seconded the motion and the motion passed unanimously.

Committee Reports:

Dave Zielinski: Dave opened the report commending Tom Wylie on his great leadership this past year and thanked him for his service to the Association. Dave continued with a description of the role that APM has taken on for the Association with regards to the maintenance of both the condos and the marina. It was identified that APM has an inspector that will conduct monthly walk thru inspections and will submit a report of his findings. A handy man whose work has been reviewed has agreed to do the work necessary on the property. Additionally, a new pool company has been hired to maintain the pool area. Maintenance has been completed on the pool furniture and we hope to get another 25 years out of them. Pool railings have been painted, lampposts painted, and new gas heads installed. The handy man noted that he places mothballs in the lamppost pipes to keep the spiders out.

Along the Marina, a concrete walkway has been installed in place of the gravel walkway. Long term we will continue to review the sinking docks, retaining walls and the sidewalk.

Finally, we have a very short punch list to finish for the Marina. The property is looking really good. As for the Condominiums, we will continue to review the gutters and downspouts for the community as they do not discharge properly. Long term, we will be reviewing the wood walls and the asphalt overlays.

Landscape: John Shuleva indicated that Earth Day was a success and the property looks great! There were a few plantings that were missed but they will be addressed this week.

Communications: Chris Burba noted that the website was looking pretty good and is up to date. You can go to the website and obtain all the current events of the association.

Siding Update: Chris Burba noted that the photographer had completed the necessary work for the association to file their class action lawsuit. Chris and Dave currently are going thru the pictures and making sure that they have clearly identified the issues before they submit. 8/11/20 is the deadline for submitting the class action settlement claims. Our warranty claims, if any, can be submitted within 50 years of original installment. In the meantime, Chris and Dave continue to think about the possible resolution for the association. Is it monetary, complete replacement of the product, or both?

Financial Report: John Hatfield gave the financial report for both the condo association and the marina. John identified the reasoning behind increasing the fees for the association and noted that the last three years, the association had run at a deficit. In order to correct that, the fees needed to be increased to reflect this. Additionally, according to the reserve study we need to continue to put $60,000 in to the reserves each year. John also noted that our big ticket item has been the condo insurance and that is mainly caused by the fact that building 2 and building 3 are in the flood plain.

Flood Plain: Warren Will decided to investigate this whole flood plain identification and the relative cost of our insurance. In 2015, our property changed and was included in the flood plain for those 2 buildings. He sent a letter to Rob Portman to find out why we were placed in the flood plain. It was determined that the base of the foundation of these buildings were in the flood plain level. However, after having it reviewed it was noted that building 3 was actually a foot above the flood plain level. The flood plain level according to FEMA is 577.4 ft. Building 2 appears to be 1 ½ feet below the flood plain level. To rectify this, the association can install gravel around the base of the building and this will push us out of the flood plain. The building department needs to approve the plan and it is stated that this should work because there is no sub-basement under this building. We will then need to file a LOMA (letter of map amendment) for both buildings. Dave is obtaining quotes on the gravel for the building.

APM is to call the insurance company and ask what the reduction would be if we are not in the flood plain. How much do we save?

Proposed Amendments: Tom Wylie introduced the proposed amendments to the documents that the board is reviewing. The board would like to reduce the number of members of the Board of Directors so that service to the Board will be easier to obtain.

The second amendment is to change the verbiage regarding the approval of the budget for the Marina and allowing the board to move forward with maintenance without getting approval from the owners.

ELECTION OF DIRECTORS: John Hatfield indicated that there are two terms that are up. His term and Linda Wolfe’s term have both been fulfilled. Linda Wolfe has indicated that she would like to return for the Board. Additionally, Warren Will has agreed to run for the other open position. At this time, the floor was opened for any additional nominees. With no other nominees, John Hatfield made a motion by Acclimation to elected Warren Will and Linda Wolfe to the Board for a three year term. All were in favor.

NEW BUSINESS: An owner would like the Board to consider removing the cottonwood trees at the Marina as they are dirty trees and they obstruct the view.

Owners would like a directory. APM indicated that we could do one but anyone in the directory would have to sign a waiver indicating their approval to be identified in the directory.

Owner noted that he is completing vessel safety checks for anyone that wanted one.

Lastly, the board noted that we have a new tenant that has requested a handicapped parking place in the Marina area. We have the sign and will have it installed this week.

Joan Will motioned to adjourn and Dave Zielinski seconded the motion. All were in favor.

Respectfully Submitted,

Lisa Frisch

Associated Property Management/CMCA/AMS/Agent