Blue Water Condominium Association Board

Meeting Minutes DRAFT

December 12, 2023, 10:00am

Virtual Meeting via Teams

**Attendance** : Cindy Staudt, Lou Vitantonio, Bob Dalrymple, Lisa Procyk, Audra Thompson , Julie Rogers APM

Absent: Dave Kiser, Linda Wolfe

Lou called meeting to order at 10:06a.m.

Julie opened meeting with a reminder that last month’s minutes needed to be ratified as follows:

* Ratify minutes to include Minderman was hired to move and refurbish docks with unanimous votes via email. Lou moved to accept this motion; Cindy seconded. All agreed.
* Ratify minutes to include that the board agreed to hire Road Runner to buy out the contract of Blue Water’s current trash provider. Road Runner is also looking into providing Blue Water recyclables pick-up. Bob motioned to approve this amendment; Audra seconded. All agreed.

Julie advised the board that we have two quotes for the water line replacement in the Marina. Davey Tree quoted $35,500.00 plus taxes and plus a 2% fuel tax. Minderman quoted $9,578.64. Lou added that he asked Minderman about a warranty. Minderman is giving a 1-year warranty on the water line replacement work as long as Minderman also holds the contract for the dock work. Bob motioned we contract with Minderman for the water line replacement job. Lisa seconded the motion. All agreed.

Julie reported that American Leak Detection has found a leak on the hydrant of Building 8. ALD is reporting that the hydrant is connected to city water. Bob disagreed with this, stating that he’s confident the unit is still attached to well water. Bob agreed to contact ALD in order to gain information about the leak and the water source. Julie pointed out that this repair needs to be addressed while the weather is still mild enough. Lou motioned that the board move forward with the repair, pending Bob’s report. Audra seconded the motion. All agreed.

Julie reported that Feazle is beginning their staging process to begin the next phase of siding. There was discussion about the late start. Julie reported that Feazle has had difficulties getting supplies. She reported also that Feazle gives their staff the week between Christmas and New Years off. Feazle needed to know if the board wanted to wait until the new year for them to start, to prevent buildings being open for a week. The board asked if Feazle could address the buildings that are likely to have less damage or address indoor punch-list items. Julie said she would ask Feazle.

Julie reported that three homeowners are getting new windows when their unit gets re-sided. Bob asked if the board could see samples of the potential vinyl replacement windows so that we can ensure that they will look identical to the current windows. It is important that the units maintain a uniform appearance. Julie agreed to get us pictures of the vinyl windows.

Bob inquired about the blocking installation needed to support the awnings on the units getting re-sided. Julie will talk to Feazle about this.

Lou inquired about a quote on brickwork/rip wrap for the marina. Julie will ask Minderman to submit a quote.

Julie reported she is scheduling a walk around visit with Feazle for next week. She will email the board to let them know when Feazle will be on the premises.

Discussion took place about Unit 501 Blue Water Drive. The owner has not sent the money he promised. Lou stated that the board cannot continue to provide extensions. Julie has been in contact with Ottawa County courts. The board will have to pay a $750.00 filing fee. We are moving forward with the foreclosure.

Four homeowners have not yet made this quarter’s assessment payment.

The board is waiting for a drywall quote to repair the drywall damage on Unit 548 Parkside.

Lisa inquired about Devin Gutter Cleaning and when they would begin cleaning the gutters. Julie stated that she would call them back and get a start date.

Meeting adjourned at 10:47am.

Respectfully submitted,

Audra Thompson

Secretary