Blue Water Condominium Association Board

Meeting Minutes **APPROVED**

August 28, 2024 9:00 a.m.

Danbury Township Town Hall Pavilion

**Attendance** : Lou Vitantonio, Bob Dalrymple, David Kiser, Lisa Procyk, Audra Thompson, Linda Wolf, Rob Minnick, The Ley Property Management Team: Earl Ley, Kimberly Carico, Jamie Frohne

Lou called meeting to order at 9:00p.m.

Residents in attendance addressed the board with their concerns. Anne Zielinski expressed concern that Choice Landscaping is spraying weedkiller around plants, shrubs and trees. She reported the trees around Buildings 4 and 5 are looking sickly. Anne also expressed concerns that the gas streetlamps have still not been repaired or replaced. She inquired about the board’s plans to address this issue as the days will continue to get shorter and the whole property will be very dark as winter approaches. Anne reminded the board of the by-laws regarding lawn decorations and wondered why they were not being enforced. Anne suggested that bringing back committees may be helpful and would bolster resident involvement. The board discussed this and inquired when the committees were dissolved. Anne and Diane Hatfield thought perhaps committees were done away with about ten years ago. Lou expressed that the board’s intention was to have Ley Property Management be a full-service company that addresses all the needs of the Blue Water community.

Diane Hatfield reported to the board that a dock box left by a dock renter is still there and the phone number that the marina manager had was not correct. Therefore, a letter was placed inside the rental boat advising the owner to remove the dock box. Diane also reminded the board that the amendment to the by-laws allowing awnings clearly states the awnings are to be maintained and kept presentable. Diane complained that the awnings on Buildings 2 and 3 look unkempt. Rob Minnick reported on the reasons for this: the old awnings had to be removed for the siding project, therefore the owners didn’t buy new awnings when the rest of Blue Water residents bought theirs. He stated the awnings on Buildings 2 and 3 probably need to be replaced. He suggested a letter be sent to the owners of those units informing them that it’s time to get new awnings, and that they should match the rest of the awnings in Blue Water. This spurred conversation about the fact that garage doors also need to be painted on all units. The board agreed that a letter needs to be sent out about this along with giving information about which paint to use, to ensure uniformity.

Lou thanked the residents for their attendance and concerns.

After the residents left the meeting, the board meeting resumed.

Earl Ley reported on finances. He’s struggling to put together concise marina finances because the spreadsheets from APM are confusing. He will email the board the spreadsheets for both the marina and condominiums. Mr. Ley reported is tracking down about $4,700.00 outstanding on marina payments.

Mr. Ley reported statements have been sent to homeowners in arrears of 60 days or more. He reported he can monitor emails to determine if they are being read or not. Discussion took place about the two outstanding assessment payments and a plan was devised. Mr. Ley and Lou will talk with Steve Ott, our attorney, about a chronic late payee.

 There was discussion about our collection policies. Mr. Ley will review our by-laws to see what is established. He will also post the by-laws on the Blue Water Owners Page of the Ley Property Management website.

Lou motioned to accept the June and July financials; Lisa seconded the motion. The motion carried.

Kimberly Carico of LPM reported that she needs updated dock rental pricing. A review of minutes should give the answer on this.

Dates were established for closing events and upcoming meetings. The pool will be closed on September 15, 2024. All boats need to be out of the marina by October 31, 2024. Our annual meeting will take place on May 17th at 3:00p.m., at the Danbury Township Town Hall. We will have our annual Earth Day and lunch earlier that day. Our next meeting must be a budget meeting. That will be held on October 9, 2024 at noon. The location is still to be determined. Our next regular board meeting will be on October 23, 2024 at 10:00a.m. via Zoom.

Jamie Frohne reported on maintenance issues. Feazle came to Blue Water Condominiums and met with Jamie. Feazle is declining to repair doors – the board will dispute this. One unit has experienced their siding melting after they lit their gas fireplace. Electrical issues were not addressed in this visit with Feazle. Jamie will send a letter to Feazle listing the outstanding repair issues. The board will proofread the letter first.

Jamie reported on the gas lamp situation. He is waiting for a quote for a conversion to electric lamps – this will be very pricy. Bob Dalrymple reported that conversion was discussed years ago by the Blue Water board and was ruled out due to cost. Great Lake Electric is suggesting a solar option that will cost $872.00 per lamp. Earl Ley reported that the Columbia Gas Company has “red-tagged” our property, meaning the gas lines cannot be turned back on until all lamps are repaired. Board discussion resulted in the decision to buy four of the solar-powered lights and trying them for two weeks. That should be sufficient time for us to determine if they will be adequately powered on overcast days. If they are the right fit for us, we will use them on half of the 35 light posts we have, as they will put out more wattage than the gas lights have. The unused posts will be removed.

Snow removal needs were discussed. Earl Ley will gather quotes for the upcoming winter and present them to the board in our next meeting.

Jamie and the board discussed tree trimming and gutter cleaning. Board members Linda, Rob and Audra pointed out that there are emergency tree-trimming needs by their units. All agreed that we need to address these trees immediately before the branches damage the gutters. Ley will reach out to Choice to see how soon tree trimming can happen. The gutter cleaning will be scheduled after leaf fall is done.

Bob noted that the asphalt on Parkside needs repaving. He asked Ley to look around to identify areas of need, especially the apron at the road entrance. Ley will evaluate and get quotes for this project.

The board agreed that the tennis court repairs will have to be sufficient for now as the gas light project must be our priority.

Jamie reported on drainage issues by 468 Parkside. He stated that the PVC drainage pipes were pitched in the wrong direction, therefore the water doesn’t reach the catch basin by the marina. A French drain would be the most economical repair but involves tearing up the asphalt, unless the drain could be routed between buildings 4 and 5. This would be an off-season project. Jamie will gather quotes for this project.

Closing the marina for the winter was discussed. The marina bathrooms must be winterized. Minderman must be the company to close the marina in order to protect the warranty on the water line repairs. Jamie will get quotes on tethering the docks versus pulling all the docks. Pros and cons of both options were discussed. One third of the docks will need to be repaired/refurbished. Blue Water’s refurbishment schedule was emailed to Kimberly.

Lou reported that Jake of Schrock’s Marina is no longer storing jet ski pads for the winter. Lou wondered if Minderman could tether the pads and what the fee would be. LPM will ask Minderman about this. The board agreed on a fee up to $100.00 per pad. This will be communicated in an End of Season letter to homeowners.

Concerns were raised about the marina channel entrance to the lake. We need to investigate dredging. Residents have noted more fishermen standing on rocks by the channel. Some of these people are not Blue Water residents or guests. This information spurred conversation about the possibility of installing a security gate at the Blue Water entrance. A gate would require a majority vote by the residents of Blue Water.

Mr. Ley reported on the marina’s Clean Water certification. It is up for renewal. Mr. Ley volunteered to be the point person on this. He will attend an informational meeting about the certification. He assumes the benefit of the certification is to reduce insurance costs.

Rob and Bob brought up the need to have a portable ladder in the marina in case someone were to fall in. The board agreed these should be installed. Jamie will get quotes for the ladders.

Lou reported on the state of the lawsuit. Legal bills are mounting and if we do not get a favorable ruling this time in the county courts, it may be time to end the pursuit.

Earl Ley reported he paid a bill for a storage unit at Safe Harbor Storage. He wondered if anyone on the board was familiar with the contents of the unit. Linda reported that she had been there; former board documents are stored there. Linda reported that former board president Cindy Staudt still has containers of documents in her home that need to be moved to the storage unit.

Mr. Ley reported that our insurance policy with Geswein Insurance Agency LLC is up for renewal. This is our general insurance for both the condominiums and the marina. Lou stated we would be open to quotes with another agency in the future but for now, there is not time to price-shop. The board agreed to renew the policies for the year.

Mr. Ley reported on the status of the easement with the Ohio Department of Natural Resources (ODNR). He is waiting for final word but thinks the ODNR will divide out the drainage and gas lines. The Board informed Ley of the drainage issues Blue Water has had in the past if the ODNR doesn’t maintain their drainage ditches.

A letter will be sent to homeowners about awnings, painting garage doors (to be completed by May 1st, 2025), boat removal deadlines. Jamie will investigate contractors to do the painting for the homeowners that don’t want to do the painting themselves.

The board voted to approve the June 19, 2024 minutes. Rob motioned to approve; Lisa seconded. The motion carried.

Lou motioned to adjourn the meeting at 11:27a.m. Linda seconded. Motion carried.

Respectfully submitted,

Audra Thompson

Secretary