Blue Water Condominium Association Board

Meeting Minutes APPROVED

April 12, 2024 10:00 am

Virtual Meeting via Teams

**Attendance** : Lou Vitantonio, Bob Dalrymple, Lisa Procyk, Audra Thompson, David Kiser, Julie Rogers APM

Absent: Linda Wolf, Cindy Staudt

Lou called meeting to order at 10:07am

Minutes from previous meetings have been approved via unanimous emails and been posted on the Blue Water site.

Financial reports were reviewed and no issues were found. Lou motioned to accept the financials and Dave seconded the motion. The motion passed unanimously.

Old Business

Discussion about payments to Feazel - 2nd draw for 250,000 paid in March.  Have not received an invoice for 3rd/final payment.  Do not access until July, so cannot pay until then.  Discussed withholding of payment until all punch list issues have been addressed.

Discussion took place regarding materials used during the second phase of the Feazel siding project. Julie reported that that wood damage on the Phase 2 buildings was minimal compared to the buildings in the first phase. The amount of plywood sheets used in Phase 2 were within the budgeted amount.

Findings of the walk-through with Feazel were discussed. Because of the minor repairs needed, Feazel would like to wait until the homeowners return in May and report their findings so that Feazel could minimize the number of times they have to send crews from Columbus to Marblehead to address punch list items. Several board members expressed disagreement with this idea as there are still outstanding punch list items from 2023 that haven't been completed. Julie said she would reach out to Feazel to have them address punch list items in a timelier manner. Julie looked over the list of 2023 punch list items:

Chimney caps are still needed on Building 5. The doorbell on 469 Parkside still needs to be replaced. The ceiling in 541 Blue Water still needs to be painted. Feazel has looked at the upstairs slider on 568 Parkside twice and they cannot see anything related to the siding job that would cause the door to not open. Bob reminded the board that Feazel stated they would have the punch list items from Phase 1 completed by September 2023.

Feazel has stated that they will not pay for damaged screens because emails were sent to homeowners to remove their screens/screen doors before leaving at the end of the summer. Lou pointed out that Feazel went out of order when they re-sided the Phase 2 buildings. Many owners thought they had time to remove their screens because Feazel had stated they would side the buildings by the marina first. Julie said she would bring this information to Feazel.

The owner of 549 Blue Water expressed concern about the electrical issues caused by Phase 1 re-siding on her unit – these never were repaired. The owner has stated she will get a certified electrician to make the repairs and give the receipt to Julie. Lou expressed concern about the many HVAC venting issues caused by the most recent re-siding phase. Julie suggested that Feazel hire Bayside Heating and Cooling to go through all units that are having issues with HVAC. She pointed out that that owners would need to be present to allow Bayside into their homes. Any owners that have had HVAC issues and hired someone to address them should send Julie the receipts so she can charge Feazel. Audra will send the owners a reminder about HVAC vents as they return for the summer.

New Business

Lou asked Julie to ask attorney Steve Ott and a representative from Feazel to be present at our annual homeowners meeting.

Discussion took place about the pricing of docks for sale. One homeowner is interested in buying a dock. Docks 2,10,12,13,14 are owned by Blue Water and are for rent. At the time of our meeting, only dock 14 hadn’t been rented for the summer. We reviewed what docks sold for over the last few years. Income from dock rentals is vital and must be considered before agreeing to sell a dock. Also, at this time, it is unclear what market value should be for a dock in our marina. It was agreed that we should hold off on selling a dock at this time. Julie will contact a local realtor that is well versed in marina dock pricing in our area.

Opening day for the marina is officially May 1st. Owners can email Julie to obtain permission to dock earlier, provided the docks are all installed. Minderman is still working on the marina water line. Lou reminded Minderman that May 1st is always our official opening and asked that Minderman make a concerted effort to have all repairs done by the end of April.

Julie reported that the flooding issue in Building 4 has been resolved. Our maintenance man Bill snaked the drain lines near the building; they hadn’t been cleared in a few years. The owner of 531 Blue Water (Building 17) has reported extensive flooding in the garage with every substantial rain. The owner’s issue is different than that of Building 4; the road is graded at an angle that causes water to run under the garage door. Julie will have someone out to look at the issue. Julie reminded us that our landscaping company does not do anything with water drainage, so she recommended KMU as an option. Julie will put KMU in direct contact with the owner.

Lou reported he has not received any interest from potential board members. One owner has agreed to sit on the board starting in May, but there will be one other position open. Lou stated he would be willing to stay on the board for a limited time if needed. Meeting adjourned at 11:03a.m.

Respectfully submitted,

Audra Thompson

Secretary