Blue Water Condominium Association Board

Meeting Minutes Approved

March 14, 2024 2pm

Virtual Meeting via Teams

**Attendance** : Cindy Staudt, Lou Vitantonio, Bob Dalrymple, Lisa Procyk, Audra Thompson, David Kiser, Julie Rogers APM, Attorney Steven Ott

Absent: Linda Wolf

Lou called meeting to order at 2:20pm due to technical difficulties.

Steve Ott gave a report on the status of our litigation against Zimmerman and Motorist Insurance. Mr.  
Ott explained the court decision where the court approved Motorists Summary Judgement. The next steps are to file an appeal with the Appeals Court in order to adjudicate the Motorist Summary Judgement Motion.  The Board indicated they would discuss Mr. Ott's recommendation and would get back to him on next steps after the meeting. Mr. Ott left the meeting after his presentation.

Audra noted that several sets of minutes have been sent to the board for review with little commentary. These minutes are overdue for board approval and need to be posted. Lou asked that two items be added to the Feb. 8, 2024 minutes. Audra will make those corrections and resubmit them to the board for approval.

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

Julie reported that Feazel is asking the board to do a punch list walk throughout the property to explore needed repairs. Cindy and Lou stated they would be willing to do this. Julie will arrange this. April 5th, 2024 was the date agreed upon for the walk-through.

Julie reported that Feazel is also asking about their responsibility for landscaping repairs around the buildings they have been working on. Cindy reminded the board that we had assured homeowners that landscaping issues due to the siding project would be addressed. She volunteered to help with this project. Lou stated we should have Feazel bid on the landscaping issues on buildings 4 and 5. Choice Landscaping will also be asked to look at these beds and be brought in later for a second round of landscaping.

Julie reported that Phase Two of the siding project is complete except for punch list items. Julie has asked them for information on lineal wrap on the buildings that have that so all buildings appear uniform. The final plywood sheet count was within the budgeted amount as buildings in Phase Two were not as affected by rot and mold as the Phase One units.

Homeowner Laura Clark contacted Julie and secretary Audra Thompson regarding her venting issue. It has been repaired and Feazel will pay for that. Cindy and Lou remarked that the vent issues occurring during siding replacement are often due to homeowners having their heating and cooling systems in various places as units have been remodeled over the years. Julie reported she will make sure Feazel is checking on this issue.

It was decided that May 11, 2024 will be Blue Water’s Annual Earth Day ground beautification and Annual Homeowners Meeting. Earth Day activities will begin at 9:00a.m. The meeting and pizza dinner will begin at 5:30p.m. Julie will reserve the shelter at Danbury Township meeting, so that we will be dry in case of rain. Cindy stated she and Linda will investigate ordering pizza for the meeting. Funds from the social budget will be used to cover this cost. Julie will send out a notice and get RSVPs. We also need to approach the homeowners for nominees to fill two board vacancies in May. Audra will send out a letter to homeowners asking them to consider participating on their board. Nominating committee must consist of one board member and two residents. Lou volunteered to assist Linda Dalrymple and Ann Zielinski of the nominating committee as Board Liaison.

Julie reported that Blissful Cleaning has submitted a bid for the daily cleaning of the pool. They would charge $500.00 to open and close the pool, $6300.00 for daily summer cleaning and bid to clean the marina bathrooms for $80.00 weekly. These amounts are comparable to expenditures in the past. Cindy motioned to accept the bid from Blissful Cleaning; Audra seconded the motion. The motion carried.

Julie reported that Cody Gables of Minderman Marina noted damage to our finger docks and that those docks were taking on water. This damage was not expected and therefore an additional cost. Lou was contacted by Cody Gables when the damage was discovered. Due to the timing and the quickly approaching boating season, Lou made the executive decision to have the repairs done as there are ample funds in the marina budget. The cost of the repairs was an additional $15,000.00 to the contracted price with Minderman for routine closing of the marina and painting docks and the waterline repairs.

Minderman will have the marina waterline completed by the end of March 2024. They will guarantee their work for one year so long as they are the company responsible for opening and closing the marina.

There was discussion about the selling of docks, as one homeowner has expressed a desire to sell his dock. Another homeowner is looking to buy a dock this year. To sell a Blue Water dock, the price depends on length. Bob remarked that there should be a formula in the homeowners’ manual. Blue Water owns docks 2,10,12,14. Lou will email John Hatfield to inquire if the homeowner seeking to buy a dock has been in contact with homeowner that is currently selling one.

Next board meeting is scheduled for April 12th, 2024 at 10:00a.m.

Meeting was adjourned at 3:34p.m.

Respectfully submitted,

Audra Thompson, Secretary