Blue Water Board

Meeting Minutes APPROVED

March 25, 2025

Meeting via Zoom

Attendance: Lisa Procyk, Rob Minnick, Audra Thompson, Bob Dalrymple, Lou Vitantonio, Earl Ley, Kimberly Carico of Ley Property Management, Jamie Frohn of Ley Property Management

Absent: Linda Wolf, Dave Kiser

Meeting called to order at 4:02p.m.

Financials

Earl Ley discussed financials with board. Condominium balance sheets were reviewed. Discussion took place regarding unpaid balances from homeowners, as were plans to address this.

Marina balance sheets were also reviewed. Earl reported that many owner association fees have not been paid. Ley Property Management reported they are having issues with contact information. They are still waiting to hear from five dock renters about their plans for the upcoming season.

Old Business

Lou motioned to approve December and January minutes; Rob seconded the motion. Motion carried.

Lou updated the board on the lawsuit against Zimmerman’s insurance company, Motorists Mutual. Appeals court has ruled against Blue Water Condominiums. Our only recourse is to file again against Zimmerman. Lou has asked attorney Steve Ott to be present at our annual Homeowners Meeting. After many years and considerable expense, it is Lou’s recommendation that we drop the case.

The board discussed the entrance gate again. Steve Ott announced at last year's annual meeting that the issue needs to be set to a vote with the homeowners and there needs to be 75% owner approval, as stated in our bylaws. The board agreed to explore owner interest at the annual meeting. The board asked Jamie Frohme to collect pricing for the project so the information can be presented to the homeowners.

Discussion took place on how to keep non-Blue Water people from using our dumpster, tennis courts and basketball hoop. Explored the pros and cons of putting a fence and lockbox around both areas. Jamie will gather pricing information for us.

Landscaping

Earl reported that Choice Landscaping will do an audit of plants that need replacement and provide us with estimated costs. In addition, they will address specific requests made by homeowners that have dead trees/shrubs in their gardens. Jamie is looking into estimates to remove the large dead tree on the western side of the of the marina.

Marina Update

Earl reported that Cody Gable of Minderman anticipates that all repairs will be done by April 5, 2025. Marina will officially open on May 1, 2025, although it appears that things are running ahead of schedule.

Earl stated he had mailed out HOA fees statements today; the electronic version has already been emailed to owners. Ley Property Management will maintain the marina bathrooms. They will be open before Memorial Day.

Annual Meeting

Rob will reach out to Cindy Staudt and Ann Zielinski to ask about Earth Day planting.

Earth day and the Homeowner Annual Meeting will be May 10, 2025. Bob will follow up with Linda Dalrymple and Cindy Staudt regarding nominating committee and the potential two board vacancies. Lou will reach out to Dave Kiser and Linda Wolf to determine their interests in staying on the board, as their terms have been completed in May 2025.

Lisa will find and reserve a location for the Homeowners Meeting.

Audra will type up necessary announcements and give them to Kimberly of Ley Property Management for distribution.

Garage Door Painting

Jamie will send out another notice about the mandatory painting of garage doors (and front doors if the paint looks worn). He reported that eight homeowners have signed up for Ley Property Management to do the painting. It was noted that 449 Parkside needs a new address sign as theirs was lost during the siding work. The paint code and paint type will be stated in the letter to owners. The deadline for the painting to be done is May 1, 2025. If painting has not been completed by that date, Ley will do the painting and charge the homeowners.

Feazel Update

Jamie reported that Feazel was onsite last month with a large crew, and they went through the punch list items. Jamie feels some of the items were not addressed so he will doublecheck their work. Feazel said they will supply wireless doorbells to owners needing them. Feazel replaced broken windows on March 11, 2025. The board is still retaining funds until all repairs are complete. Feazel is still maintaining they will not replace damaged screens because owners were told to remove them.

Jamie has not heard from Great Lakes Electric regarding the electric issues on two units. Feazel will not repair the electric issues because they do not have an electrician on staff but have stated they will pay for a licensed electrician to repair the damages incurred during the siding project.

S & S has not yet started their repairs on the buildings side by Shawn Kuzma. Jamie will push them for a start date.

Pool Update

Ley PM will pump, empty, clean the pool and patio. The goal is to have it opened the week before Memorial Day. Earl Ley is looking into replacement umbrellas for the pool area.

Miscellaneous

Earl Ley is looking into credit card payments for homeowner fees, etc.

Kimberly will collect information to update the Blue Water directory. She will collect proxies as needed from homeowners that cannot attend the annual meeting.

Meeting adjourned at 5:29p.m.

Respectfully submitted,

Audra Thompson

Secretary