Blue Water Board

Meeting Minutes DRAFT

June 26, 2023

 Virtual Meeting

 Attendance: Cindy Staudt, Lou Vitantonio, Dave Kiser, Bob Dalrymple, Lisa Procyk, Linda Wolfe, Julie Rogers APM Rep., Audra Thompson, guest Michael Wilkerson of ODNR

Lou called meeting to order at 1:02p.m.

Mr. Wilkerson of Ohio Department of Natural Resources provided background and information on the easement agreement between Blue Water Condominiums and ODNR. The agreement was signed in 1998. The agreement involves drainage systems and utility lines that run along Parkside Road. The fence that separates Blue Water Condominiums and Mazurik Boat Launch and State Park belongs to the ODNR. Lou commented on the long history of cooperation between Blue Water and the ODNR. Mr. Wilkerson proposed having the paperwork drawn up by the State to continue the easement agreement for another 25 years. The board was in agreement. Mr. Wilkerson will have his real estate department draft the document for the board’s review. Mr. Wilkerson stated we should expect to see the document in six weeks. Mr. Wilkerson left the meeting at the end of his presentation.

**Old Business**

Assessment

Julie reported that the next assessment could be broken into four payments for homeowners if we assess now. The first payment would be due August 1, 2023. We are awaiting the final bill from Feazel and Julie said we can expect that by the end of the week (June 30th, 2023). Julie reported that we should expect extra expenses in the final bill, however, there is $400,000 in the reserve account and this should more than cover the final bill from Feazel and Shawn, for his siding work on Building 1.

Lou commented that we need to be sure that our reserves don’t get too low. For planning purposes, we should expect nothing from the litigation (there is a case management meeting for our case on July 12, 2023). We need to estimate what we owe and what added costs we may incur. Right now, it is looking like one household’s assessment will be $25,000, while the remainder of the of homeowners will be responsible for $16,000 to $17,000.

Julie reported we have paid Shawn $106,000 to date for his work on Building 1.

Flag Pole

Julie reported that Shawn predicted it would 4 to 6 weeks before he could address the flag pole. Many boaters use the flag to determine wind direction, and the flag is an important symbol of our country and honors the service of our veterans. It was agreed that the flag pole needs to be repaired sooner than that. Mr. Bradley Cordero, a friend of homeowner John Patton, has submitted a bid to repair and paint the flagpole for $1,302.97 and stated he can get the work done as soon as he gets supplies. Julie is waiting for Mr. Cordero’s proof of liability insurance. Julie suggested that, upon receipt of the needed workman’s comp certificate, we contract with Mr. Cordero for the flag pole work. Cindy moved to make a motion; Dave seconded the motion. The motion carried unanimously.

Marina Bathrooms

Julie reported that the company she contracted with to clean the marina bathrooms has gone silent. They are not returning calls. Julie sent out her own APM staff to clean the bathrooms. Her staff reported to her that the women’s room toilet is not working. Shawn is unwilling to take on this job. Julie has called several cleaning companies in the area and all are struggling with staffing. Julie asked board members if they knew of cleaning services in the area that she was unaware of. Bob Dalrymple and Cindy Staudt will shop around to find a cleaning company to do the job. Shawn was to repair the door on the marina bathroom but the door is on backorder. Feazel may be able to replace the door sooner. Lou motioned that we have Feazel fix the bathroom door; Bob seconded the motion. Motion carried unanimously.

Pool

Julie is meeting with a representative from the Health Department on site. This is to get clarity on the issue of the automatic chlorinator. Shawn states that our pool is already equipped with this device. Shawn will submit a quote on the sand filter repair and order parts ASAP. Homeowner interference is causing skimmer malfunction. Also, the pool heater was turned off last weekend. Lou has suggested we have Shawn explored options to lock the temperature controls on the heater.

Marina

Fire extinguishers have been tested; Julie just received the bill for the extinguisher inspections. The extinguishers have to be put out into the marina. Life rings also have not been put out.

Bob reported that several faucets on dock pedestals are malfunctioning. Julie will hire a plumber to look into this and make necessary repairs.

We have heard nothing on the issue of dock boards. Julie consulted Shawn on a list of dock board refurbishment dates. Cindy has some information on this and will send to board members. Lou wants the issue of bumpers on boards addressed ASAP as some homeowners bought new bumpers/boards last year and their property was not returned to them when the docks were reassembled this year. Julie will send a marina map from the reserve study for board review.

**New Business**

A homeowner had asked Lou if he could install an outdoor camera on his home to monitor marina activity. Lou asked the homeowner to please hold off until the board could discuss. Lou noticed last weekend that the homeowner went ahead and mounted the camera on his condo.

Bruce Williams is asking that boat owners be allowed to string fishing line around the docks to prevent Canadian Geese entering the pier from the water. This helps to keep the pier and the docks clean from bird droppings. Board members noted that boat owners have done this before with no detriment.

Lou will have a discussion with John Hatfield about the need to glean knowledge from him about managing the marina. He will explain that it is imperative we have a back up person that can act in the event John cannot. Danny Martin has expressed interest in the past, but has not committed. Lou will approach Danny on the topic.

Linda reported that the Independence Day Pool and Pizza Party invitations must be sent out. Audra will address immediately. Pool party is scheduled for Sunday, July 2, 2023 from 12pm to 1:30pm. Pizza, water and pop will be provided. Linda reported she could use help serving pizza at the event.

Lisa reported there are skunks living around the condos on Blue Water Drive. Julie will contact the county to see if they can come trap the animals. If they can’t, we will need to hire an exterminator. Lisa will explore and send referrals to Julie.

Audra motioned to adjourn meeting at 2:22pm; Cindy seconded the motion.