**Approved**

**BLUE WATER SPECIAL MEETING MINUTES**

**JUNE 5, 2021**

**BLUE WATER CONDOS AND MARINA**

**Present: Emmett Conway, Bob Dalrymple, John Hatfield, Cindy Staudt, Linda Wolf, Lou Vitantonio; APM Representative, Julie Rogers; Guests, Contractor Shawn Kuzma, outside siding expert, Tommy Miller, Owner, Mike Troncin**

**Absent: Jenny Weber**

**The meeting began with owner Mike Troncin’s sharing his concerns regarding the quality of workmanship on Building #18’s siding project. He walked the Board and Shawn Kuzma through his issues. He later repeated these with Julie Rogers, Shawn Kuzma, and Tommy Miller, a neutral siding expert whom Julie had asked to attend.**

**Following the presentation of owner concerns, the Board moved to the marina to discuss with Shawn Kuzma several proposals he had submitted to repair damage to its north end as a result of May, 28’s major storm. Following the walk-through, John Hatfield moved and Emmett Conway seconded approval of Kuzma’s first three suggestions: 1) to remove D rock that washed to south bank of the north marina drive and replace with two loads of 1s and 2s. 2) Haul in and place 3 loads of A rock to fill in breach in north breakwall. 3) Remove D rock along north side of marina drive and place along electric conduits by breakwall entrance to the marina and haul in and place B rock along north side of marina drive to help with washout from heavy storms. As part of this proposal, the Board wanted to add the purchase of 3 concrete blocks to extend the existing seawall on the north perimeter of Blue Water. Shawn Kuzma is to provide an estimate for these.**

**Subsequently, the Board retired for a working session to discuss how best to handle future aspects of the siding project, joined by APM’s Julie Rogers and siding expert, Tommy Miller reassured the Board that he saw no issues that would void the siding warranty on the four buildings that have been redone. He explained that the trim issues Mike Troncin pointed out were not ones Shawn could avoid given the original placement of windows and doors and the trim choices BW made when it started the residing project. He discussed the cost pros and cons of changing the trim product to HardiBoard so as to prevent such issues from continuing to occur in the future.**