Blue Water Condominium Association Board

Homeowners Meeting Minutes Approved

August 19, 2023

Blue Water Pool Patio

Board Members in Attendance: Lou Vitantonio, Bob Dalrymple, Dave Kiser, Audra Thompson

A meeting was held on August 19, 2023 to apprise homeowners of the status of the siding projects, the upcoming assessment, reserve studies and to hear homeowners’ concerns.

Lou called the meeting to order at 5:00p.m.

Item 1: Assessment Lou announced the assessments will be billed over four quarters. The assessment, needed to complete the siding on the last buildings, will be between $16k to $18k, depending on the square footage of the condominium. Quarterly invoices containing the first portion of assessments due will be mailed out at the end of August.

Item 2: Siding Project The last portion of the siding project will start in October and is slated to be finished in May. The first buildings to be sided in October are buildings 2 and 3. A barge has been rented to side these buildings. Feazle will be re-siding the Marina Bathroom. They will be able to use scrap materials from the other buildings, thus there will be no further cost to Blue Water owners.

Lou addressed concerns and issues from homeowners who are still waiting for their punch list items to be completed by Feazle. Lou recommended that every owner that is still has punch list issues email the board and Julie Rogers.

Item 3: Reserve Study Lou announced that hard copies of the Reserve Studies were not available at the meeting due to Julie Rogers being unable to attend. He stated Julie would be sure to mail these out to homeowners. Everyone had received an emailed copy prior to the meeting. Nobody had questions about the Reserve Studies at that time.

Item 4: Litigation Our case against Zimmerman has been refiled. Discovery has been made. The board will push again for litigation against Motorist Insurance (Zimmerman’s insurance provider). Lou addressed questions from various homeowners.

Lou reminded homeowners to remove their screens if their building is next to be sided. If homeowners have screws in the outside of their screen doors, let the board know. Assistance will be given to safely remove these screens as extension ladders are needed for this. Also, homeowners should be covering their air conditioning units and fire pits to keep them safe while buildings are being re-sided.

Homeowners that decided to have their screens repaired on their own should mail copies of their receipts to Julie and the board.

The board still has not had an answer from Shawn and his workers about marina dock boards. However, from now on, boards will be marked before the docks are refurbished to ensure they are reinstalled correctly.

Homeowners’ questions were answered. Audra announced that there will be a Chili Dog Social at the pool from 12:00p.m. to 1:30p.m. on Saturday, September 2, 2023. This information will also be emailed to everyone.

Lou adjourned the meeting at 5:36p.m.

Respectfully submitted,

Audra Thompson

Secretary