Blue Water Condo Board

Meeting Minutes

May 24, 2023 9a.m. conference call

Attendance: Cindy Staudt, Lou Vitantonio, Dave Kiser, Bob Dalrymple, Lisa Procyk, Audra Thompson, Julie Rogers APM Rep

Lou welcomed Lisa Procyk and Audra Thompson to the Board. New members needed to be assigned to vacant spots. Lou and Julie gave information about the duties of each position. Lisa volunteered for treasurer and Audra volunteered for Secretary. Both positions were affirmed unanimously.

Cindy reminded everyone of the Pancake Breakfast on Saturday of Memorial Day weekend. A notice must be sent out. Audra said she will handle this.

Lou nominated Bob Dalrymple to vacant spot on the board (this was overlooked at the annual meeting). Audra motioned to accept the nomination; Cindy seconded. Bob was affirmed to the position unanimously.

Lou apprised the board of his discussions with Kaman about our lawsuit and the possibility of changing legal counsel. The law firm recommended we wait until after the pretrial on June 1 before retaining them as our new attorneys on this case.

Julie reported on APL financials. We currently have $220,492 in a money market. $180,056 was moved to a separate checking account to ensure it was covered by FDIC in light of the recent bank failures. Sean will need to be paid soon for the work completed on Building 1.

Discussion took place to address a homeowner’s complaint about the way Condominium board financial information is presented/distributed. Julie explained the process for homeowners that are asking for more in-depth information: protocol in the past has been that the homeowner make an appointment with Julie and meet with her in-person to review financial documentation. This also enables the homeowner to ask questions in real time as they are reviewing documents with Julie. The board decided to continue with this protocol. Julie will reach out to the homeowner and invite him to schedule an appointment in her offices.

The directory needs to be updated. Homeowners must opt in before their contact information is published. Julie will send Lou the option form for this. Cindy reminded the board that the form is also on the Blue Water website and that homeowners can opt in at any time. Lou will distribute hard copies of the form to homeowners so that we can update the directory. Deadline for homeowners to get their information in for publication is June 18, 2023.

Discussion took place about repairing the Marina Rock wall. Sean submitted a bid for $8k. Shill submitted a bid of $13k. Julie spoke with another contractor who declined to bid on the job. Lou moved to accept Sean’s bid. Dave seconded the motion.

Sean will be contacted about the pool. Julie stated there may be a possible leak. Cindy commented that we should remind Sean about the pool cover bolts; they need to be removed because they are a trip hazard. Julie added that she will be ordering the chlorinator for the pool. She will notify Sean that she has taken care of this.

Next meeting will be June 3, 2023 at 10:00a.m. at Danbury Hall, 5972 East Port Clinton Easter Road.

Meeting was adjourned at 9:59a.m.

Respectfully Submitted –

Audra Thompson