Blue Water Condo Board

Meeting Minutes

June 3, 2023 10a.m.

 Danbury Hall, 5972 East Port Clinton Easter Road

Attendance: Cindy Staudt, Lou Vitantonio, Dave Kiser, Bob Dalrymple, Lisa Procyk, Julie Rogers APM Rep. Audra Thompson phoned in as she was out of town.

Lou called the meeting to order at 9:56a.m.

Dockmaster John Hatfield notified the board that some dock owners/renters whose boats are docked near Building 3 are complaining about the bird droppings on their boat covers. The problem is the swallows that build their nests under the Building 3 decks. John proposed installing netting under the decks to prohibit the birds’ access. After discussion, it was decided to wait until next year to install something permanent after the siding project has been completed. Feazel will be consulted for possible ideas.

Anne Zielinski presented the board with information about retractable awnings. She presented a proposal from Sunesta and had signatures from homeowners giving their support for retractable awnings to be installed on the condos most affected by intense afternoon sun. Lou and Julie will discuss with Feazel the best way to mount the awnings. Color selection was discussed to ensure the awnings match the color of the siding on the buildings. Adding wind sensor is optional; however, any damage to condo is at owner's expense. Lou motioned to allow homeowners to install retractable awnings from Sunesta, providing they are all buying the same model and color. Cindy seconded and the motion carried unanimously. Awning Installation approved for 2 years. Only owners whose buildings have been resided can install awnings this year. Those owners whose buildings have not been resided must wait until next year. After these two years owners will need board approval to install. Our contact at Sunesta is Steve Miller at (419)343-1993.

Julie reported that financials weren’t available for today’s meeting. They will be voted upon in July meeting.

Old Business:

Cindy reported that Shawn will be back on Monday, June 5th, 2023 to start work on the retaining wall. The wall must be completed before the steps go in on Building 1 units.

Litigation update: Our attorney Steve met with opposing counsel prior to meeting with Judge Ickes. Steve will forward all discovery disclosed in the prior case. This will save a lot of discovery time and effort.

Steve then met with Judge Ickes, who agreed to expedite this case as much as possible.  He believes this is a motion case - meaning there will not be a need for a trial, just motions for summary judgment since the interpretation of a contract is a legal matter - not a factual dispute.

The judge gave us until July 12 to finish whatever leftover discovery there might be. There is a telephone conference scheduled with the Judge at 1:30, July 12.

New Business:

Lou will send out forms for the directory. Deadline will be June 30, 2023.

Julie reported the first installment of the assessment should be due in October 2023. Amount of assessment will be determined after we get a quote for the cost of the barge needed to complete the siding on building 3.

Feazle’s quote for the completion of the last six buildings is $829, 242. The price of the first six buildings was $776,928. The increase is to cover the anticipated increase in materials. Estimated increase is materials is 8%. The cost of the labor will remain the same.

Residents are upset about dock boards and bumpers. When the docks were reassembled this spring, the corresponding boards were not attached to their original docks. Discussion took place about how to address this. Shawn has said he is willing to fix the issue for an hourly rate. It was decided that for now, the board will send out a reminder at the end of the season that dock users should remove all personal items including bumpers. The board will also tell Shawn that the next time the docks are refurbished, Shawn needs to number the boards so they can be matched with their original docks.

All gaslights have been inspected. Julie is investigating replacement options as the gaslights are old and expensive to repair. Solar lamps have been discussed, but the trees on Parkside may prevent solar lighting from getting the sunlight needed to function properly. This project may need to be postponed due to finishing siding project and need to build back up condo reserves for upcoming projects.

Julie reported that she is ordering a replacement flag pole and Shawn will install. This expense will come out of the Marina budget.

Julie reported that she has contracted Blissful Cleaning to clean the marina bathrooms.

It was decided that the board will ask Danny Martin to shadow John Hatfield to learn all things related to being Dock Master and prepare for the eventual transition into that post. Julie will be the contact for new marina rentals. She will verify details with John and Danny before agreeing to any new dock rental contracts.

Julie recommended the board review the Marina Rules and Regulations and Dock Rental documents for any necessary changes. This will be revisited in September.

Bob reported on maintenance issues around the Blue Water grounds.

* Buildings 4 and 5 need tuckpointing on their brick patios. This is a homeowner expense.
* The tennis court surface is cracked and uneven in some spots – possible trip hazards. The basketball hoop is leaning.
* Shawn is gathering information for the sand filter for the pool. He did tighten filter valves and this has minimized the leaking water. Julie is looking into quotes for an automatic chlorinator that the Health Department has required Blue Water to install.
* Schill Architecture has inspected the crawl space of Building 2 and determined that the building is still level. We are awaiting an official report from them.

Julie will post pictures of the buildings that were re-sided so that homeowners can see the extent of the damages that were revealed when the old siding was removed.

Gutter cleaning needs to be scheduled. Julie said this should wait until July. She will get quotes from gutter cleaning companies.

Julie will mail out Dave Zielinski’s maintenance timeline. He developed this as a guide to what general maintenance items need to be done and when. The board will review and advise of necessary changes.

Cindy moved to adjourn the meeting at 11:58a.m.

Bob seconded and the motion carried unanimously.

Respectfully Submitted –

Audra Thompson