**Blue Water Condominium and Marina Board Meeting**

**March 10, 2016**

Present: BOARD OF DIRECTORS:

 Chris Burba, Director

 John Hatfield, Treasurer

 Dan Rozko, President and Secretary

 Mike Troncin, Director

Tom Wylie, Director

Dave Zielinski, Vice President

Absent: John Shuleva, Director

**Call To Order:**

The Teleconference Board Meeting was called to order at 7:00 PM by President Rozko.

**Meeting Minutes:**

* The Board discussed the amended February 3, 2016 Minutes. Based on the amended language:

**Hatfield made a motion to approve the February 3, 2016 minutes. Troncin seconded. Motion passed. Zielinski abstained.**

* The February 24, 2016 Minutes were discussed. Various clarifications were discussed; dock ramp repair and a solar post light pilot project among others. There was lengthy discussion about Blue Water bylaws pertaining to marina costs, how marina costs are to be applied, marina rental incomes, and the condo association relationship and the marina. Those minutes will be amended and resubmitted based upon clarifications discussed.

The suggestion that a committee be put together to investigate marina operating costs going forward was made at this meeting. The consensus of the Board was to allow the renter of dock 45.5 the continued use of that dock space for services provided to BW Marina.

* The Board elected to discuss the March 2, 2016 Minutes at the next Board meeting.

**Financial:**

No financial report was presented at this meeting.

**Committee Reports:**

* Communications – The information for the annual meeting has been posted on the BW website.
* Landscape – The contract has been issued for the pine tree next to Will’s condo. Quotes are being obtained for a couple of trees that need to be replaced. We should be able to recover the cost for the shrubs between Holiday Lane and Blue Water Drive. Discussion about work done near Vulpitta’s residence followed. Wylie will follow up how to address the chips left from the stump removal.
* Maintenance –
* Painting pool furniture – needs painting. Funds are in the Reserves.
* Clean Marina Box – is being used for multiple things; for oil spill equipment, fire extinguisher equipment, throw rings, lines, signs on it, and it needs fixing now. Discussion about replacing the marina box and its proper use followed.

Discussion turned to providing the Maintenance liaison with authority to spend up to a certain dollar limit without having to come to the Board every time to ask for funds to do the project. Additional discussion followed.

**Hatfield moved to allow Zielienski up to $500.00 on projects that are minor in nature and that are in the budget. Seconded by Wylie. Motion passed.**

* Swimming Pool – A new pool filter is to be installed before the pool opens. Umbrellas are in need of replacement. Discussion followed about the number of umbrellas and whether or not they are in the Reserve Study, and other issues.

Discussion then turned to prioritizing and funding various projects.

* Re-outfitting the flag pole – This is a reserve expense scheduled for this year.
* Asphalt Maintenance and repair – Is in the reserve study. Half was done last year and the remainder will be done this year.
* Solar lamp at the dumpster – The issue was discussed, and finally dropped.
* Repair concrete pool patio – Considerable discussion followed about the best approach to repair this area. Originally the stain was put on after the concrete was poured instead of putting the stain in the concrete mix before it was poured. Over time the sealer that was applied has also deteriorated.
* Other/ Punch List – The punch list format Northcoast Property Management uses was presented and discussed. Minor changes to the form were suggested. Meetings on a bi-weekly basis will also be set to monitor progress. Note: Kelli Wilson is now the NCP contact for BW maintenance issues.
* Boat Dock Rental Sign – The new sign will be in place within a week. Cost: $150.00.
* Board Approval to repair Rip Rap and Walkway at the 35 ft. docks – Considerable discussion followed. Estimated cost for fixing the stone and removal of ½ of the concrete is $10,100 plus a few hundred additional dollars for necessary electrical work. The reserve study shows $18,000 allocated for these expenses. Discussion continued about durable surfaces and concern about asphalt “tracking” onto boats. Zielinski will develop a “Project Scope” for this item.
* Docks and Miscellaneous – Meggett will install the docks again this year. Zielinski will also talk with Meggett about painting the pool furniture .
* Dock Rentals – According to Sue Olsen at NCP, callers are asking if they (NCP) would take a credit card payment to assure they have the space. There was discussion about how to maximize rental income from the BW marina. There was also discussion about renters who wanted to get their boats in early or pull their boats later than the scheduled season.
* Nominating Committee – There are two (2) terms to fill; a one (1) year term and a three (3) year term.

**Old Business:**

* Accounting Update – Discussion briefly overviewed the responses about the six (6) accounting firms contacted for preliminary discussion. Rozko advised that Hobe and Lucas, one of the firms he contacted, was not viable in his view based on the way they responded to his call. Burba expressed his favorable impression of Cross and Associates based on their preliminary input.

Discussion turned to how to continue vetting the accounting candidates. The Board agreed Rozko should call Jennifer Meinke and ask for her input. Burba will follow up re: the filing of the tax extension.

* Spring Newsletter – Burba asked for input from each committee liaison as he will be submitting the spring newsletter to NCP next week.
* Annual Meeting – Ritzke’s requires a 35 person minimum attendance for our annual meeting. Rozko briefly reviewed the menu and event details. When the invitations should be sent and speakers for the meeting were also discussed. Steve Ott will be there to provide an overview of the siding issue. John Madison can talk with the Board about the flood insurance issue but not address the BW owners at the annual meeting.

The question of an open bar was discussed. According to our Board rules, no alcohol is allowed during the meeting. An open bar before the meeting must be closed when the meeting starts.

* Procedural Changes – Points 1, 2, 3, and 4 of the procedural changes as fully discussed with the Board (3-2-16 Minutes) are agreed to and are to be implemented effective as of this meeting. The recommended procedural change #5 to make NCP co-signatory on all the bank accounts, including any reserve account transfers to the maintenance account was not acceptable to the remainder of the Board and is considered a closed issue.

**New Business:**

* BW Social Events – Discussion about various social events followed. The pancake breakfast on Memorial Day was agreed to for May 30th at 9:00 AM. The ongoing time commitment is a concern given the time Board members are already committed to. The deadline for publishing newsletters and notices is also very short.

There was very brief discussion about the idea of having an events committee.

**Next Meeting:**

To be determined.

**Adjournment**

**Hatfield made a motion to adjourn. Troncin seconded. The motion passed unanimously.**

The meeting was adjourned at 9:37 PM.

Submitted By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

File: BW Board Mtg. Minutes 3-10-16 (Final)