**Blue Water Condominium and Marina Board Meeting**

**April 5, 2016**

Present: BOARD OF DIRECTORS:

 Chris Burba, Director

 Dan Rozko, President and Secretary

 John Shuleva, Director

 Mike Troncin, Director

Tom Wylie, Director

Dave Zielinski, Vice President

Absent: John Hatfield, Treasurer

**Call To Order:**

The Teleconference Board Meeting was called to order at 7:01 PM by President Rozko.

**Meeting Minutes:**

* The amended February 24, 2016 Minutes were discussed, and corrections noted. Based on the amended language:

**Burba made a motion to approve the February 24, 2016 minutes. Troncin seconded. Motion passed. Burba abstained.**

* The amended March 2, 2016 Minutes were presented. Based on the amended language:

**Zielinski made a motion to approve the March 2, 2016 minutes. Wylie seconded. Motion passed. Burba abstained.**

* The March 10, 2016 Minutes were presented for approval, with corrections noted.

**Burba made a motion to approve the March 10, 2016 minutes as corrected. Troncin seconded. Motion passed unanimously.**

**Financial:**

No financial report was presented at this meeting.

**Committee Reports:**

* Communications – Burba noted the local paper stated a minimum of 30 people, not 35 are required for functions at Ritzki’s. Discussion followed about the attendance requirement for Blue Water’s annual meeting, the annual meeting hours, dinner cost, speaker, and other details of the meeting.
* Landscape – Wylie confirmed $27K of the $32K budget has been committed to TruGreen and Choice Landscape for BW’s 2016 landscape work. The owner on Holiday Lane responsible for the damage to the shrubs between Holiday Lane and BW will cover the cost to replace the damaged shrubs..

Choice quoted $800 to repair the damage to the wall near Brady’s condo. We don’t know who caused the damage. Kelli Wilson at Northcoast Property Management will be contacted to see if a better quote can be obtained. Discussion followed about reshaping that wall area to improve the turning radius in that area.

* Maintenance – Discussion followed about each of the following items:
* Dock boards – When dock boards are drilled into, cut or otherwise weakened where their useful life is shortened and they need replacing at expense to BW, the Board discussed the need to have the dock owner/renter absorb that cost if he is responsible for that condition.

The following are from the Punch List:

* # 4. Painting pool furniture – The Board’s consensus was that all of the furniture should be painted at one time instead of ½ this year and ½ next year. This means we will spend an extra $4,000 this year to do all of the furniture, but we anticipate recovering these funds elsewhere in the reserve budget this year.
* # 5. Repair concrete pool patio – Following discussion of this issue, the Board decided to pressure wash and re-seal the area immediately around the pool.
* # 7. New Pool Filter – Will be installed.
* # 8. Pool Umbrellas – There was considerable discussion about the condition of the pool umbrellas and cost of replacing them. They are included in the updated Reserve study. It is the Board’s opinion the pool umbrellas should be replaced and that their expense will be recovered elsewhere in the reserve budget this year.

**Zielienski made a motion to replace the pool umbrellas with 9 foot aluminum pole crank up navy blue Sunbrella (type) umbrellas. Shuleva seconded. Motion passed unanimously.**

* # 9. Wood Wall Repair – This is in the Reserve budget this year, budgeted at $8,000. Discussion covered types of materials, the importance of drainage behind the walls, and the expense over time. Zielinski will provide a proposal for the Board’s consideration at a future meeting.
* # 10.Front Water Line – Included in the updated Reserve Budget, estimated cost is $1,000.
* # 11. Crack Fill and Seal Blue Water Drive and the Point – Is in the Reserve Budget and will be completed this year.
* # 12. Recaulk Buildings – There was discussion about coordinating this with the Building Claims Committee effort. This is where funds to cover other expenses could come from as well. The Board decided to only do repairs where siding is obviously loose from the buildings during the time when we are negotiating the class action settlement.
* # 13. Tennis Court Fence – This is in the Reserve Budget. Through discussion it was suggested this could be deferred and the $4,000 could be applied to the pool fence which is rusty and needs painting. This might be tied in with the painting of the pool furniture, and will be investigated.
* # 14. New Light Fixtures – There was considerable discussion about the level of illumination, which needs additional feedback. The cost is estimated to be $200 per lamp ppost; estimated weight per unit is 180 pounds. The lamps can be either fixed or not fixed in the ground. There was concern that if they were fixed and they were hit by a lawn mower, there would be damage to them.
* # 15. Paint Replaced Siding So It Matches. The consensus was that this should be done and that funds should be spent on this wherever we have replaced damaged siding during the BW/CertainTeed class action settlement negotiation.
* #19. Marina Share Asphalt Repair – In Marina Reserve Budget and Board approved to do.
* #20. Flag Pole - In Marina Reserve Budget and Board approved to do.
* # 21. Gravel Roadway Repair - $2,000 is in the Reserve budget for the addition of gravel in the marina area, but that does not provide an adequate amount of gravel. In Marina Reserve Budget and Board approved to do. An additional $2,000 is needed for additional gravel if more than a “patch” is to be done
* #22. Rip rap and concrete repair at 35 foot docks. In Marina Reserve Budget and Board approved to do. Three contractors declined to do the work. One other contractor bid. They are the same one that recently completed the work at the South end of the marina. An additional contractor will be used to do the associated electrical work.

Discussion turned to dock rentals. All 30 foot docks are rented. All 30 foot docks are rented. Four 25 ft. docks remain to be rented as well as one half dock.

**Old Business:**

* Annual Meeting - When the invitations should be sent and speakers for the meeting were reviewed. Steve Ott will be the speaker, providing an overview of the siding issue. John Madison will talk with the Board about the flood insurance issue at a later date, but not address the BW owners at the annual meeting.

**New Business:**

* No new business was discussed.

**Next Meeting:**

To be determined.

**Adjournment**

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

The meeting was adjourned at 8:51 PM.

File: BW Board Mtg. Minutes April 5-16