# BLUE WATER CONDOMIUM ASSOCIATION AND MARINA MEETING

Saturday August 13, 2016- Gravel Bar Yacht Club

Present: Board of Directors

Tom Wylie, President

John Hatfield, Treasurer John Shuleva, Director

Dave Zielinski, Director

Chris Burba, Director

Connie Conway, Director Linda Wolf, Secretary

DISCUSSION BY LEGAL ADVISOR (Steve Ott) ON RESERVES

1. Ohio Law states that all HOA’s must deposit 10% of their budget into Reserves. If it fails to do so it must obtain a waiver from homeowners. Blue Water currently deposits 60% of budget in reserves
2. The basic purpose of Reserves is not to burden new owner with the assessment for replacing a common element that he did not use.
3. Any expense item for maintenance/repair/replacement of our common elements not budgeted for or that only occurs on an occasional basis (multi-yearly) may be charged to the Reserves.
4. A professionally crafted Reserve study is nothing more than a guide to future costs. It is not a directive. The study may be modified from time to time by the Board, to reflect changes in the plan for the future. There is no requirement that a professional update the study in any time frame.

CALL TO ORDER:

The meeting was called to order by president Tom Wylie at 9:25 PM

MINUTES DISCUSSION AND APPROVAL

The minutes from our meeting June 4, 2016 were approved by motion of John Hatfield and second by John Shuleva agreed to by all board members. Annual meeting minutes are to be approved at next year’s annual meeting by the owners and will be published by Northcoast Management for the website marked as not approved.

FINANCIAL REPORT

John Hatfield, treasurer, reported that the expenses to date are well below budget

after 6 months, but we are in the heavy spending period and the costs need to be

monitored closely.

Northcoast Management is to make sure we have invoices in a timely manner to help with our budgeting/expenses in the future. Blue Water should be invoiced when job completed.

LANDSCAPE REPORT

John Shuleva landscape chairman asked and the board members agreed that some landscaping around the pool area was to be redone by Blue Water Owners on volunteer basis.

Current Landscapers contract is being reviewed and will be discussed at next board meeting.

MAINTENANCE REPORT

Dave Zeilinski reported that the concrete around the pool and concrete deck were not properly cleaned or sealed by current contractor. The issue is being addressed and researched.

Some of the pool chaise lounges with sharp edges have been repaired. Being addressed are the remaining chaise lounges and railing around the pool. Eight chaise lounges need repair and all of them have to be painted.

Dave discussed numerous issues whereby work orders had been set up at

North Coast but the work had not yet been completed, some of those items

were long overdue.

MARINA REPORT

Dave Zeilinski reported that the marina was tested for stray electric currents and documented that no currents are present in marina. The same result occurred in the pool. The board is reviewing and rewriting boat contracts for renters and reviewing the necessity that all boat owners provide proof of insurance.

SIDING CLAIM REPORT

Chris Burba reported that the class action settlement claim filed on building #1 is processing with half payment to be made soon to Blue Water and the other half sometime in 2020. Claims for our remaining buildings to be filed by June 2017.

COMMUNICATIONS

Chris Burba announced that the next newsletter will go out just after Labor Day and requested committee reports by Labor Day

The board adjourned at 2:00 pm motion made by Chris Burba and second by John Hatfield.