**BLUE WATER CONDOMINIUM ASSOCIATION AND MARINA MEETING**

**Board of Director’s Meeting**

**9:00 am Saturday October 1, 2016**

**Gravel Bar Yacht Club**

PRESENT: Board of Directors

Tom Wylie, President

John Hatfield, Treasurer

John Shuleva, Director

Dave Zielinski, Director

Chris Burba, Director

Linda Wolf, Secretary

ABSENT: Connie Conway, Director

Meeting call to order by Tom Wylie at 9:43 am

Approval of Meeting Minutes August 13, 2016 motion made by John Hatfield second by John Shuleva and all agreed. All owners

will find the Meeting Minutes of August 13, 2016 on Blue Water Website.

Financial Reports – John Hatfield

Delinquency Report as of October 1, 2016 one unit owner is in the arrears 6 months. Motion made by Tom

Wylie that the unit owner voting rights are suspended and if not paid in full by 11-1-16 a lien will be

filed against property, second by John Shuleva and all agreed. North Coast to verify late charges of $30/month

are being applied to overdue accounts.

Committee Reports

Landscape – John Shuleva

The burning bushes have lost their leaves(spider mites) and appear to be dead but will be treated

next season 2017 for spider mites and hopefully bushes will make a comeback next season. We will be replacing

two trees at the front entrance, shrub on Blue Water Drive, and arborvitae to be planted in front of electric panel at

front entrance. We are asking owners to help water these newly planted trees, shrub and arborvitae which will be

completed in next 2 weeks.

Maintenance – Dave Zielinski

Pool furniture will be repaired and painted throughout the winter. Gutter cleaning has been requested for

week of November 21st, flexibility with that date because of when leaves finish falling. A contractor is being

outsourced to do tuck pointing of brick mortar joints on patios. Asphalt on Blue Water Drive and Marina Point

has been crack filled, sealed and relined. Two asphalt patches at the front entrance and repaired sink hole

have been repaired. Gas lights have been requested for turn off November 1 and Utility room heaters turn

on for December 1. Ongoing project is the need to extend fireplace vent on two units.

Marina Report – Dave Zielinski

It is recommended that we do not lift docks out of the water, but rather buy/install devices called

Winter Links which connects ramp to the dock. This change is not only going to save money but reduce

handling damage and construction long term damage within our marina. Once again, the docks will

will not being moving onto land but will remain in the marina. This change will save $3400 year with

initial investment of $2880. A motion made by John Hatfield to proceed with Winter Links and second by

Chris Burba and all agreed.

The dock rental fees will be increased $60(5%) each for 2017 rental season. This increase will bring Blue

Water in line with local market prices and yield $2,520 for marina. A motion by Dave Zielinski to increase

marina rental docks(5%) second by Chris Burba and all agreed. These savings with Winter Links and increase

in dock rentals will mean total savings of $6,500 net yearly and this is going toward Reserves for large dredging

expense 2022, help cover costs of rip rap, driveway/walkway and seawall repairs in the coming years.

The water line tee connection leak, men’s marina urinal, dock pedestal lightning photo eyes and bulbs have

been repaired/replaced. The flag pole light and channel marker light are working, the flag pole has been painted and

the pulleys installed.

Class Action Settlement Claims – Chris Burba

The Class Action Settlement lawsuit against CertainTeed has been settled and we are awaiting distribution of

funds to Blue Water for building 1. Additional photos of four remaining buildings will be outsourced to a

professional to take in December/January for problem areas that will be submitted for claims regarding

our remaining buildings. Blue Water has not received any distributions from Class Action Settlement, as of yet.

A motion was made to hire/outsource a professional to take photos of our buildings by Chris Burba and seconded by Dave Zielinski. Five agreed and one opposed.

Communications – Chris Burba

Our Blue Water website has been updated, and owners will find our newsletters, minutes of meetings, and our

Rules/regulations for our condos and marina on the website.

Violation of Blue Water Rules

Several unit owners are in violation of Blue Water condo rules, you can find these rules on Blue Water Website. North Coast to send notification letter to owners in violation For Sale Sign and fogged windows. A motion was made by Chris Burba Second by John Shuleva and all agreed to have North Coast to send notification letters.

Blue Water Dock Leasing Agreement

The dock leasing agreement along with proof of boat Insurance and liability coverage needs to attached to the signed

agreement when returned. A cover letter to be sent with specific form to be filled out, deposit, date of final payment and along

with copy of the marina rules. A motion was made to proceed with the amended agreement and required information this by

Chris Burba and second by Dave Zielinski all agreed. Amended motion to section/item 5 to add INC to Blue Water Marina made by

Chris Burba and second by Dave Zielinski all agreed.

Nominating Committee consists of John Hatfield and Ryan Olney for 2 openings on the Blue Water Board 2017.

New Business 2017

Budget- John Hatfield

Landscape Services- The Board received 3 quotes local businesses and decision made to give contract to Choice Lawn Care and

Chemical lawn/shrub treatments received 4 quotes and contract given to Choice Lawn Care. A motion was made by John Shuleva

not to use Tru Green in 2017 and negotiate price with Choice Lawn Care second by John Hatfield all agreed.

Snow Removal – The Board received 5 quotes and contract given to Erie Shores (main roads, year around driveways/ sidewalks,

mailboxes and dumpster walkway).

Spider Mites Treatments – The Board received 7 quotes and the contract given to Budget.

Marina Bathroom Cleaning – The Board received 3 quotes and contract was given to REM.

Marina Treatment – The Board received 4 quotes and contract was given to Aqua Doc Chardon, Ohio.

Accountant Contract -

Property Management – North Coast Management Company no increase in fees for 2017.

Back in Regular Session 1:15 pm

A motion was made to increase Blue Water Owners yearly dues by 5.7% in 2017 by Chris Burba and second

By Dave Zielinski and all agreed.

Adjournment – 1:30 pm

Motion made to adjournment made by Dave Zielinski second by Chris Burba and all agreed.