

BLUE WATER BOARD OF DIRECTORS MEETING MINUTES
SATURDAY, OCTOBER 21, 2017
DANBURY TOWNSHIP HALL MEETING ROOM.

Approved, as corrected,

Present: Dave Zielinski, President	Chris Burba, Director
Warren Will, Secretary	Connie Conway, Director
John Hatfield, Treasurer (by phone)	John Shuleva, Director
	Linda Wolf, Director
Lisa Frisch, Jason Penrose, Associated Property Management	

Call to Order: Dave Zielinski called the meeting to order at 9:16 a.m. with John H. on conference call.

Past Meeting Minutes Approval:

A draft of the meeting minutes of 9/9 was distributed. Warren Will moved and Chris Burba seconded the motion to approve the minutes. After discussion, the minutes were Approved, as amended.

Financial Report and Approval: John Hatfield reviewed the August and September financial reports. John moved and Dave Zielinski seconded his motion to approve the financial reports. Approved.

Old Business:

2018 Condo Budget John Hatfield indicated the proposed budget is appropriate. John moved and Dave Zielinski seconded the motion to approve the budget as presented. Passed. It will go out along with the reserve study and with the statements.

Dock Assignment verbiage- was reviewed by Chris Burba and Warren Will and includes a note that the paperwork is to be filed with the County Recorder. Warren moved to put the verbiage on the web and Chris seconded it. Passed.

Dock Assignments – Connie Conway reviewed the list. Lisa Frisch will draft a letter to appropriate owners to accurately record their purchase agreement with a copy going to the Property Manager and retained by the Board in the Association’s assignment book and storage in the Association’s storage area.

Dock 30 A letter from one owner indicated he did not like any of the options the Board presented. We will try to resolve the issue, but needs further consideration. Lisa to send a follow-up letter to the owner.

Hidden Beach Bar The volume of music should be addressed by spring. Chris Burba is to talk to police chief to see what can be done. Come spring, we need to meet with Jake, and discuss expectations to control volumes.

Landscaping

John Shuleva indicated that a locust tree was removed and ground down by Bldg 5. The Newsletter to note a tree trimming process where owners can indicate trees or shrubs they would not want to have trimmed.

Maintenance

A specification document and a list of problems on each building was given to contractors in order to get competitive bids and an overall budgetary estimate. Dave Zielinski made a motion to honor his commitment on Building 17 on a T&M basis along with reviewing his budgetary estimate, which was seconded. The motion

passed. Dave recommended at the same time look to Tusing, Bandeen, and Best Affordable Solutions to compare their work.

Pool extras. It was noted we agreed to spend \$2,900 on swimming pool cap, but to fix it, more work and new caps were needed. Dave Zielinski moved to approve the total bill of \$8,390, which was seconded. The motion passed.

Advisory to winterize condos. Warren Will put a list of **recommendations** for unoccupied units and can put the list on the web page adding Dave's disclaimer to the document.

CertainTeed Warranty Claims—Warren Will filed 5 buildings in September and Buildings 4-12 to be filed in the next week. Chris Burba moved that before we start any repair work or remove any material on buildings, that we retain our attorney to present a warranty claim on our behalf and to follow this legally so as to not lose any of our warranty rights, and may include a claim against Zimmerman. Dave Zielinski seconded the motion. Chris Burba indicated it would be about 30 days. Passed with one abstention. Chris will send Steve an e-mail by Monday.

Marina Budget- APM has 28 “yes” votes on the marina budget. Dave Zielinski moved to vote “yes” on the 42 docks owned by the association, which was seconded by John Shuleva. Motion passed and the budget for next year stands. We need to see if current renters want to rent for next year. Lisa Frisch agreed to send out 2018 invoices for maintenance fees and dock renters.

Letters to owners' process. Lisa Frisch plans to send a report to the Board indicating letters were sent to owners. Having board members contact owners to discuss a letter would make for a kinder and gentler approach.

Regarding painting garage doors, the paint formula should be followed, as is. All agreed.

Request for Owner Projects. The format was changed to put all the information on the last page and replace the one that is on the webpage.

Marina--

Dock rental rates. Leaving them the same for next year, based on the approved budget.

Collection policy-- Blue Water's 2009 collection policy was specific about what is to be done by the Association and by the Property Manager. The board to review the collections policy and specify steps APM is to follow.

New Business:

Newsletter update- The next one is to be sent by the end of November, including an update on class action filings, the warranty claim, and the customer portal.

Discussed an owner's concern about shrubbery, the locust tree, and air conditioner next to the wall being replaced in the marina parking lot. Dave to discuss with the contractor to be careful about those items. If there is a problem, Blue Water will need to fix it. Also, looking at parking bumpers next to buildings 6 & 1.

APM contract to be discussed with the board. Changes include Customer Portal (\$20) , and Marina fees increased \$100 to \$350 monthly. Lisa Frisch to send contract to Board members. Also discussed, was amount of mulch, Spider spray, marina spray, cleaning gutters, and possibly adding gutter guards, removing bee hives.

New committee volunteers. Owner additions to the Maintenance committee were discussed.

Social Committee,

Linda Wolf is thinking about a Fourth of July picnic weekend, pot luck and also a pizza party. John Hatfield wants to do the pancake breakfast again on Memorial Day weekend. May consider wine tasting at the pool on Friday's.

Next meeting, -- Phone meeting is planned.

APM performance. If trips aren't needed in winter, then APM could do more visits in the summer.

Motion to adjourn: Chris Burba moved to adjourn at 12:20 pm. John Shuleva seconded the motion. Adjourned.