

BLUE WATER BOARD OF DIRECTORS MEETING MINUTES
TELECONFERENCE MEETING

FEBRUARY 21, 2018, 7:30 PM

Approved

On the call: **Blue Water Board,**

Dave Zielinski, Chris Burba, John Hatfield, John Shuleva, Connie Conway, Warren Will

Absent: Linda Wolf,

Also on the call: Steven Ott, Jason Penrose.

Call to Order: **Dave Zielinski called the meeting to order at 7:33 p.m.**

CertainTeed Warranty Claim Process and Zimmerman Warranty Claim discussion with Steve Ott:

Steve Ott submitted a claim to Zimmerman for workmanship issues and a siding warranty claim to be sent to CertainTeed the next day. Steve Ott recommended an expert, named Dan Marinucci, a structural engineer & state-certified building official to see the buildings before we do repairs. Steve recommends he look at four buildings that did not have claims submitted. Steve will send background / CV for board review and find out his fees. CertainTeed also may well want to come out and inspect. It was suggested we give them a deadline. As per the original installation, a certified installer should do repairs. Steve then left the call.

Caliber Portal, Jason Penrose discussed the caliber portal which contains dock rental information and a maintenance punch list under web links. Maintenance requests can be opened via the Portal. **Letters to owners** were discussed and ways to confirm that letters were received & read. A final letter will notify owners that the Association will do the repair and bill the owner, if not done by a deadline. Owners can request a hearing on the need for repairs.

Jason to have the **men's restroom door** installed by Kuzma by 2/28/18.

Collection Policy

Chris Burba made a motion to adopt an 8-point policy as e-mailed 12/9 entitled Blue Water Condominium and Marina Collection Policy. Connie Conway seconded. Motion carried.

Associated Property Management-- Jason Penrose noted **Homewise** provides data to lenders. He discussed maintenance issues including **weed control** (to be done twice a month), **trash pick up** (to be twice a week), and one **spider spray** during the summer. Mulch charges to be \$3,325 for spring cleanup. His **property visits** are to be one in Feb, Apr, Sept, Nov. and 2-per-month in May, June, July and August. APM will send the **annual meeting notice** for the meeting at CIC on May 12th or 19th (Later confirmed to be 5/12) Jason then left the call.

Approval of Past Meeting minutes: Warren Will moved to accept the minutes of Oct. 21. Several changes were requested for use of last names, retaining dock assignments in a book by the BW board, the seconding of the Marina budget by John Hatfield, Lisa to send out invoices for maintenance fees and dock renters and parking bumpers next to building 6 and 1. Warren moved to approve the minutes as amended. Seconded by Chris Burba. Approved.

Financial Reports - John Hatfield moved to approve October, November & December 2017 reports. Seconded by Chris Burba. Motion carried. John Hatfield also moved to transfer budget surpluses in 2017 (later confirmed as \$7,579 for Condo and \$14,244 for Marina) into reserves. Chris Burba seconded the motion. Approved. John also moved to approve the January 2018 financial reports. Seconded by Chris Burba. Approved.

Communication:

Documents posted on the Blue Water website include a winterization procedure, dock leasing procedure, dock assignment process, and project board approval request form. Owner concerns, other than HBB volume levels, were noted as wanting landscaping help with burning bushes, the grass, and a tree next to his unit, as well as, obtaining a copy of financials and reserve study. The Board to address these concerns.

Landscaping: John Shuleva is working on a prototype “trim tab” for owners requesting trim treatment for bushes / trees. John is drafting a master plan to deal with old, diseased, and overgrown trees and to identify trees to be cut down and replaced. For burning bushes, Choice can apply a treatment.

Old Business, --Maintenance Discussed not moving forward with maintenance on building 17. A siding spec was sent out and other issues identified by contractors, as well as what inspector finds, needs to be included.

Hidden Beach Bar noise: Danbury Township Resolution specifies noise enforcement. John Shuleva to log db meter readings when bands start up to see if over 65db. If so, a meeting with Jake to be held, and also Chief Meisler, if needed.

Assignment Dockage Document

Connie Conway has an assignment document in the book and is to review with Dave Zielinski in March.

New Business:

Financial: John Hatfield will update reserve studies, based on current funding levels and estimates from Banteen and Tusing. We also need to include which buildings and other items not previously considered, e.g. water pipe and dumpster fence repairs. Directors should send their list of items to John. The inspector could also provide input. When finished, a professional reserve update can be considered.

Dave Zielinski signed the new APM contract, which is in effect.

Communication: An owner wants speed limits reconsidered and better posting. Chris Burba recommended a lower speed limit and brighter signs. The Board agreed to a 7 MPH limit. Owners are encouraged to display “Children at Play” signs. Chris to draft a reply to the owner’s letter and see what revisions to Rules are needed.

Newsletter: A newsletter to be sent with the notice for the annual meeting. Directors to provide input by the end of March for distribution by April 12.

Water line leaks: A leak was found near the pool, where a copper line delaminated. Ways to better identify where leaks occur by adding shut-off devices may help. A team of people or an engineering company may help resolve where water lines are, what needs to be dug up, electrolysis effects, or other concerns. A quote of about \$10,000 for one line may need to be part of the reserve study.

Building 2 issues: Dave Zielinski to get quotes for Building 2 changes, i.e. trim over-grown bushes, pour a concrete sidewalk, add rip rap and supplement gravel to reduce flood insurance and file a LOMA with FEMA.

Marina docks General agreement was to leave perimeter docks in the middle, but have ramps be disconnected and raised with boards, as done in the past.

Approved Nominations

The Nominating Committee of John Hatfield, Linda Dalrymple, Dan Rozko have 3 nominations for 3 open board positions.

Next Meeting

Meeting at 9:00a.m., May 5th to discuss annual meeting agenda. (Warren Will reserved Danbury Township Hall).

Motion to Adjourn:

Chris Burba moved to adjourn and John Shuleva seconded. The meeting was adjourned at 10:40 pm.