**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIP HALL**

**JULY 21, 2018, 9:00 AM**

**DRAFT 1**

**Present: Blue Water Board, Dave Zielinski, John Shuleva, Warren Will, John Hatfield, Connie Conway, Linda Wolf; Associated Property Management Representative, Lisa Frisch.**

**Absent: Cindy Staudt**

**Call to Order: Dave Zielinski called the meeting to order at 9 AM.**

**Approval of 6/30 Minutes: Warren Will moved and Dave Zielinski seconded that the minutes be approved. Minutes unanimously approved.**

**Financial Report: As a result of continued disagreement regarding where/how Certainteed monies should appear as line items in the operating or reserve accounts, approvals of the May and June financial reports were tabled. Lisa Frisch says that currently the funds are held in a separate account. President Dave Zielinski requested that John Hatfield, Warren Will, and Lisa meet to resolve this issue prior to the August Board meeting.**

**John Hatfield announced that the condo reserve study is on indefinite hold until we have more information regarding resolution of the siding issues. The marina reserve study also is on hold pending determination of dock maintenance expenses.**

**OLD BUSINESS**

**Communication: Lisa Frisch confirmed that a letter has been sent to a dock renter detailing her past violations of marina rules and warning that future violations will void her dock agreement.**

**Dave Zielinski asked for new opt-in directory information since current owners’ confusion regarding the previous request has resulted in an incomplete current directory. To rectify this, Lisa Frisch will send a new data form with explanatory letter to all owners. An updated directory will be available in early September.**

**Cindy Staudt requested information for the next newsletter by 8/20 so that it too can be sent with the September quarterly assessment bill.**

**Dave Zielinski reported that the postings of the new lowered speed limits (7 miles per hour) within Blue Water have had some observable effects. He reminded Cindy Staudt to request a speed limit update for the BW website.**

**Landscape: APM reported that Lake Erie Tree Service has not yet responded with a date for the removal of the marina and oak trees. A date is crucial for notification to affected boat owners.**

**Dave Zielinski read an owner petition requesting removal of the mulberry trees on BW’s Parkside Drive since mulberries are tracked into condo units. Warren Will moved and John Shuleva seconded that although the tree removal has not been approved, this request will be considered as part of next year’s landscaping budget. Following discussion, the motion passed unanimously.**

**Maintenance: Dave Zielinski reported payment approval for Swartz Paving’s invoice following successful completion of the repair of sink holes in front of Buildings 1 and 2 and the asphalt base in both the east marina lot and dumpster areas and along Parkside Drive near Building 6.**

**Dave also gave an update on the proposed marina work between Dock 17 and Building 3. He requested that APM secure four bids for the job. Lisa Frisch indicated that one potential electrical contractor already has declined to bid. A second is considering bid submission. Dave further reported that the primary owner of units in Buildings 2 and 3 likes the idea of the revised positioning of one of his docks and the removal of current unit stairways. Stairway replacement will be a joint venture with BW paying for stairway pads but owner assuming stairway replacement costs.**

**Dave reported that Dan Marinucci still has released no final report regarding BW siding issues. In preliminary discussions, however, Marinucci has indicated that BW has little hope of redress from warranties beyond what we gain as a result of the class action suit against Certainteed since too many sales of the original company have occurred. He does see promise in a suit against the master contractor approved by Certinteed and its subcontractor installer, as well as the architect who signed off on all work and approved the invoice. Dave will set up a special meeting with Dan, BW attorney Steve Ott, and available Board members as soon as possible to discuss options. Warren Will stressed the need for immediate and continued preventative action this fall such as what previously was done for Buildings 1-6 to mitigate the possibility of water intrusion on other affected buildings. Dave estimates the cost to nail trim and caulk siding on these buildings will be around $22,000.**

**Property Management: John Shuleva reported that HBB noise is still a problem on weekends and that the call-to-marina solution does not seem to be working. Often decibel levels are between 70-74. John will talk again with Shrock owners to share that noise level is still too high and unless corrected will result in a formal complaint. To assist with resolution, the Board suggests that HBB consider a sound check of its own during band warm-up to help regulate bass levels. To improve HBB notification, John Hatfield has agreed to act as the alternate BW call-in representative when John Shuleva is unavailable.**

**Lisa wants to receive accurate dock assignment and title transfer notification when BW properties sell. It remains a contentious issue. Title companies are not contacting APM with necessary information or with copies of the appropriate transfer paperwork. Citing cost factors, they still resist using the Homewise database required by APM. To resolve this impasse, Dave Zielinski moved and John Hatfield seconded that Lisa Frisch send a letter to the three title companies involved, revising an earlier draft that John Hatfield had initiated. Lisa Frisch noted that the issue can be resolved if the seller puts up a credit card for the Homewise expense if the title company won’t. Warren Will recommended a discussion between APM and the title companies that stresses this suggestion prior to sending the letter. Lisa also asked for clarification of her responsibilities for verification of dock assignments. Board members agreed that she should await a copy of the dock transfer.**

**Marina: Dave Zielinski reported that he and Jason walked the docks with Meggett to document work that still must be completed prior to full payment for this project. To date $2,500 has been paid. Meggett assured them that he will “get on it.”**

**Dave introduced a series of motions to address gaps in the marina rules that recent incidents have highlighted. First, he moved that dock owners and renters must provide copies of watercraft registration and insurance declaration pages yearly. John Shuleva seconded. The motion passed unanimously. Next, Dave movedand Connie Conway seconded that all docks rented seasonally in BW regardless of whether through the Association or by individual owners must use the standard BW agreement. The motion passed unanimously.**

**Dave also returned to the issue of individual BW dock owners’ undercutting Association dock rentals, resulting in income loss to the marina fund. Conversations with Steve Ott confirm that BW can establish minimum rental prices for owners based on dock size. However, board members are concerned that such a step may upset owners without solving the rental problem. Members note that lack of advertising, less demand for 25-foot docks, sleep-over restrictions, and a decline in overall interest in boating due to algal blooms may also be contributing factors. Warren Will suggests a possible committee to research and make recommendations prior to imposing rental restrictions on individual owners.**

**Dave reported that the marina safety signs are done, and Shawn will soon install them.**

**Pool: Dave reported that Gill Electric installed the electrical panel for the pool upside down, behind the sand filter. Gill will be asked to pay the cost to move the filter and so rectify their mistake.**

**NEW BUSINESS**

**Financial: Only one account is in arrears for association dues. Owner’s last payment was October 2017. Both the late and interest fees are now being charged. A lien will be considered if no payment has occurred in the next quarter.**

**Pool: Ottawa County inspected the pool recently and will send results of the inspection to APM along with a timeline to correct any identified infractions. A problem with the phone box is expected. Replacement of the shallow end barrier rope already has occurred. The Phone Box and First Aid kit also have been placed side by side.**

**Maintenance: Dave Zielinski reported that loose siding repair has been completed for Murano and Vulpitta units.**

**Marina: Dave Zielinski shared Steve Ott’s recommendation that dock renters pay security deposits. However, before instituting these, Dave suggests that a committee check to see if this is common practice for area marinas. He has verified that damages have occurred, especially broken dock boards and removal of back flow preventers.**

**Dave also asked the Board to address the discrepancy in BW literature regarding the age under which children must wear life jackets on the docks. Some documents indicate “under 13”; others “under 6.” The Board has decided to follow the Ohio coast guard regulation that children under 10 must wear life jackets on the docks. First-time violators will receive a letter; a second violation will void their dock privileges. Warren Will will assist Cindy Staudt in identification of all literature that Ryan Olney needs to update to reflect this policy revision.**

**Because upholding existing policy resulted in the Board’s last month denial of a requested variance that would have allowed an owner to place three small watercraft on a single slip, Dave Zielinski suggested the Board consider a possible revision to this BW marina rule. The revision would allow an owner to dock as many watercraft as his slip would hold, provided all watercraft are registered to the assignee. Following animated discussion that included both aesthetic concerns and the possible reactions from dock renters who would not receive this privilege, the suggestion was tabled.**

**Warren Will recommended a list of Marina Committee actions. These included assisting Jason in his search for quotes for renovation of docks 17-30, developing specifications for the renovation, disconnecting perimeter docks and inspecting them in the water or on the marina parking lot for damages that could be corrected on site. He sees this as part of a recommended six-year dock inspection cycle. He also listed painting the women’s marina restroom door, installation of a wood railing to the marina between Buildings 2 and 3, and standardization of piping along the railings so that water pipes align with the electrical conduits. Work should begin 11/1/18 to the extent that funding permits.**

**Dave Zielinski hopes the Marina Committee will assume a larger role than just creation of a maintenance list. He would like it to assume responsibility for conceptualization of larger issues, such as making recommendations to the Board regarding alternatives for handling dredging and researching the availability of State grants that could assist with the clean marina mandate. Warren asked Dave for marina specifications provided by a previous committee.**

**Property Management: Lisa Frisch noted a broken conduit on Dock 46 and several minor mantle and backflow preventer replacements. She also shared Jason’s request that the Board suggest some areas for targeted inspection. Warren Will suggested building signage since many addresses look faded. If needed, the Board could authorize funds for signage renovation.**

**Nominating: Connie Conway and John Shuleva’s terms will end this year. John has agreed to run for another term. Connie has declined. The committee will need to find a candidate.**

**Social: Linda Wolf announced that she has no plans for a Labor Day social event. Linda has received $270 in cash donations from the Memorial Day pancake breakfast and the July Fourth pizza party. Lisa Frisch suggests that Linda deposit these funds in a separate local checking account so that they are available for any future social events.**

**Next Meeting: The next meeting will be held at 9:00 AM on Saturday 8/18 at the Danbury Township Hall.**

**Meeting Adjournment: At 12:05, John Hatfield moved and Warren Will seconded that the meeting adjourn. Passed unanimously.**