**APPROVED**

**BLUE WATER BOARD OF DIRECTORS MEETING MINUTES**

**DANBURY TOWNSHIP HALL**

**JUNE 30, 2018, 9:00 AM**

**Present: Blue Water Board, Dave Zielinski, John Shuleva, Warren Will, Cindy Staudt, John Hatfield (conference call).**

**Absent: Linda Wolf, Connie Conway**

**Call to Order: Dave Zielinski called the meeting to order at 9:06 AM.**

**Approval of 5/24 and 6/9 Minutes: Following corrections to 6/9 minutes, Cindy Staudt moved, and Warren Will seconded the minutes for both meetings be approved. Approval was unanimous.**

**Old Business:**

**Financial Report: Warren Will requested that the May 2018 financial report be reissued in order to establish which was the final version since we received three revisions to the report with no dates. Discrepancies also existed with the budget comparison report and income statements. John Hatfield asked, and the Board agreed, that the condo reserve study be put on hold pending more input from Dan Marinucci’s final report regarding siding replacement.**

**John Hatfield moved that the marina reserve study be approved. However, prior to a second, Warren Will questioned income estimates from dock rentals and the time cycle for dock maintenance while Dave Zielinski raised the possibility of investigating a state grant to defray part of the eventual costs for marina dredging. After lengthy discussion, John withdrew his motion.**

**Communication: Blue Water Association received its pool operation license. Dave Zielinski will post a copy near the pool while Secretary Cindy Staudt will file the original.**

**BEC Associates prepared Building 3’s letter to FEMA requesting a map amendment to remove it from the flood plain.**

**Cindy Staudt agreed to set an August date when newsletter copy is due.**

**Landscape: John Shuleva reported that we received four quotes for the tree removal project and presented the Board with a comparison sheet. John Hatfield moved and Cindy Staudt seconded that we consider only bids that included removal of the large oak tree at the south end of Blue Water property as well as the two cottonwood trees in the marina parking lot. The Board agreed to consider the two lowest bids that included all three trees. However, since Lake Erie did not include removal of stump grindings and Kuzma’s additionally included gravel, topcoat, and seed in the marina lot which we would not need at this time, Dave Zielinski moved and John Shuleva seconded that APM request revised quotes from each company so that the bids could be accurately aligned for comparison with the award to the lowest bidder. Passed unanimously.**

**Maintenance: Dave Zielinski reported that although Jason had asked three companies to bid the proposed asphalt patching in front of the dumpster and to eliminate the sinkholes in front of Buildings 1 and 2, only one company, Swartz Paving, has responded with a quote for $4,900. Dave Zielinski moved and John Shuleva seconded that we award the job. This is not a budgeted item in the 2018 budget. John Hatfield indicates that reserve funds will need to be used. However, he indicates that delaying the project until 2019 will not alter its budget status and recommended that we use $4,500 from the condo reserve and $400 from the marina reserve for the work. Passed 3 to 2.**

**Further discussion occurred regarding completion of the marina project from Dock 17 to Building 3. Dave Zielinski indicated we will need three specs. – electric, landscaping, sidewalk/rip rap. Warren Will suggested coordination with other maintenance such as asphalt parking lot repair, pulling docks. All monies will come from the marina account with the exception of gravel up to the foundation of Building 2, which will be an expense charged to the landscaping budget. APM to get three quotes. Dock inspection also will occur to determine any necessary maintenance.**

**Dave Zielinski and Warren Will also shared a preview of Dan Marinucci’s findings regarding Blue Water siding issues. His analysis revealed significant contractor installation mistakes as well as defects with the siding itself. His conclusion is that piecemeal repair is not advisable. Instead, he recommends replacement with hurricane proof vinyl siding. As a result, in addition to the class action suit against Certainteed and the likelihood of possible warranty claims, a lawsuit against the contractor, Zimmerman Construction, is also possible. The Board has asked for a completed inspection report as soon as possible to determine what work can begin in August or September.**

**Dave Zielinski also updated the Board regarding installation of new speed limit signs. The signs are ready but Kuzma wants to get OUPS locating prior to installation.**

**Property Management: Warren Will and Cindy Staudt suggested a revision to the courtesy letters being sent to owners regarding garage door maintenance following June Galvin’s response to her letter. The letter should specify the type of repair needed as well as the recommended primer, required paint formula, and a list of possible contractors to complete the necessary repairs or replacement.**

**A Hidden Beach Bar update from John Shuleva indicated that noise levels had improved. Jim Stewart had talked with Shrock Marina owners Jake and Emily. They wished to “do the right thing” by their neighbors and suggested that a Blue Water representative should call their marine rescue number and ask for Emily to report when noise becomes excessive. John has agreed to be the representative and will ask for alternates. Cindy Staudt will send Jim a personal thank you note acknowledging his efforts to resolve HBB noise issues.**

**Marina: Dave Zielinski cited a number of issues with the quality of Megget’s dock work done in the marina this spring. However, we have yet to receive a bill. Dave will talk with Steve Ott, Blue Water attorney.**

**New Business:**

**Financial: Dave Zielinski wants delinquent marina and association fees paid by month’s end. APM should make sure to collect late fees. Warren Will recommended that we charge the 8% interest required starting on the 10th of the month in the quarter under the association by-laws.**

**Communication: Secretary Cindy Staudt should coordinate the newsletter to go out with APM’s spring and fall mailings of quarterly statements. She will send a report deadline to committee chairs for their newsletter information.**

**Maintenance: John Hatfield moved and Dave Zielinski seconded installation of a meter for the whole of the marina to be located in Building 5 at a cost not to exceed $500. Passed unanimously.**

**Marina: The Board agreed to post critical rules regarding marina safety following a series of dock renters’ violations this year. John Hatfield will develop the list for the signage. Warren Will recommends posting signs in each parking lot, on the south side of the marina, and on the gravel drive. Additionally, a letter will be sent to dock owners whose renters have had repeated violations. The consequence of excessive violations could result in BW prohibiting dock rental to repeat offenders.**

**To facilitate project completion with a minimum of overlap between the marina and maintenance committees, Dave Zielinski has asked Warren Will to present a list of what the Marina Committee sees as the projects for which it wants to bear responsibility. Warren immediately noted getting quotes for fall maintenance. Addressing issues with dock assignments, owner transfer paperwork, rule violations and necessary fines for such are part of other issues or committees to be considered.**

**After lengthy discussion, the Board decided to expand Dave’s request for assumption of project responsibilities to all committees.**

**Warren sees the issues of dock assignment and title transfer as particularly compelling since title companies often do not notify of transfer. APM wants companies to use Homewise database. However, area title companies do not use this, citing cost and ease of use. Dave will talk with Lisa and get a proposal for how best to handle this controversy that directly impacts BW condo transfer and sale of assigned docks.**

**Property Management: APM received a letter from Dock 15 owners requesting a variance to allow them to place both their jet skis and a kayak on their two jet ski docks. Warren Will and Cindy Staudt moved and seconded respectively for approval of the variance. Denied 3/2.**

**Next Meeting Schedule: July 21, 9:00 AM at Danbury Township Hall.**

**Adjournment: Dave Zielinski and John Shuleva moved and seconded to adjourn the meeting at 12:56. Motion passed unanimously.**