**APPROVED**

**BLUE WATER BOARD OF DIRECTOR’S MEETING MINUTES**

**SPECIAL CONFERENCE CALL**

**DECEMBER 12, 2018, 7:00 PM**

**Present: Blue Water Board, Dave Zielinski, Warren Will, Cindy Staudt, John Shuleva, John Hatfield, Linda Wolf**

**Absent: Connie Conway**

**Call to Order: Dave Zielinski called the meeting to order at 7:03 PM.**

**MAINTENANCE APPROVALS FOR CONDOMINIUMS:**

**Dave Zielinski reported evidence of water leaks under the parking lot south of Building 17. He moved and John Hatfield seconded authorization of repairs totaling $1,840 with an additional cost for asphalt repair in the spring. The motion passed unanimously.**

**Dave Zielinski explained serious unexpected problems that have surfaced during the siding repair project of Building 17. Eight windows on Unit 539 were installed improperly at the time of its siding. Flanges were installed to the studs not to the sheeting. As a result, water has run behind the sheeting and caused significant structural rot in at least 7 places on Building 17.**

**To rectify the problems, two motions were made. Dave Zielinski moved and John Shuleva seconded to approve costs to reinstall the 8 windows on Unit 539. The motion passed unanimously. Dave Zielinski also moved and Cindy Staudt seconded to approve costs to correct the structural rot on Building 17 prior to siding installation. The motion passed unanimously.**

**Given the extent of unforeseen problems on Building 17 and its decision during the November meeting to re-sheet and re-side the entire building, Dave Zielinski presented a cost comparison between replacing siding with Allura cement board or switching to a hurricane grade vinyl siding of the same width and similar color to the cement board on other BW buildings. While the initial cost of vinyl siding was slightly higher, its greater wind resistance and elimination of the need for painting and caulking to maintain its warranty made the vinyl option more cost-effective long term. John Hatfield moved and Linda Wolf seconded replacing siding on Building 17 with vinyl siding rather than Allura. The motion passed. Ayes, 5; Opposed (Warren Will), 1.**

**General Board discussion ensued about how better to anticipate potential problems on other BW buildings as a result of siding product and installation issues encountered on Building 17. Dave reported that an invasive investigation of all buildings could be contracted for $3,200. John Hatfield moved and Cindy Staudt seconded to approve an invasive investigation of all buildings. The motion passed unanimously.**

**Warren Will reported that his success with LOMA has resulted in Buildings 2 and 3 being removed from the flood plain map. This will reduce BW insurance beginning in 2019 by $4,000. The Board commended Warren for his efforts in effecting this change.**

**John Hatfield presented a revised 2019 condominium budget and reserve study based on increased costs for Building 17 project completion and the reduction in insurance now that LOMA decision has removed the need for BW flood insurance on Buildings 2 and 3. Warren Will noted that a further revision to the 2019 budget was needed to reinstate the funds for the upcoming audit. John Hatfield moved and Dave Zielinski seconded accepting the revised budget and reserve study presented, along with the correction to reinstate the audit funds. The motion passed unanimously.**

**MAINTENANCE APPROVALS FOR MARINA:**

**Dave Zielinski announced the need for cleats to be added to docks 16-30 at the cost of $75 per dock. He also asked and received authorization to repair long term sleeve damage for up to $3,000. Resulting changes to the marina reserve study will be sent to owners.**

**Dave also provided an update on the marina renovation project. It is 70% completed with the remainder of the work to occur when the weather breaks.**

**INDIVIDUAL REPORTS:**

**Warren Will announced his board resignation effective in May as he will be moving. The Nominating Committee will need to find a replacement for the final year of his board term.**

**ADJOURNMENT: The meeting adjourned at 8:06 PM by unanimous consent.**