APPROVED

Blue Water Condo Board Meeting

October 31, 2020

Conference Call

Present: Cindy Staudt, John Hatfield, John Shuleva, Linda Wolf, Jenny Weber, Emmett Conway and Julie Rogers (APM)

Cindy called the meeting to order at 10:06 am.

Approval of September Minutes – Motion made by Emmet, Second John H motion carried

Approval of September Financial Report – Motion by John H, second John S, motion carried.

OLD BUSINESS

Directory Update – Julie – No directory on the website – they found a 17-18 directory file and will add new info and updates then will send to board for approval on Monday and then will post to website once approved. Then will make printed directory and send to owners.

Landscape – John S – tree at building 18 that was removed and good idea. Not much landscaping needs to be removed. Building 5 will need to be evaluated later. Buildings 14 and 15 replacements will be addressed in the spring. Choice completed work between buildings 2 and 3 (soil and seeded).

Maintenance – Cindy

 Pool has been closed. Left chaises by tennis court for winter.

 Tree trimming is complete, did take care of overhang from Mazurik

 Winterizing – Shawn is taking care of sheds and attaching antifreeze lines

 Lamp post has been ordered and woman that hit it has sent a check for $500 (actual cost to repair $480)

 Jason to do inspection this coming week.

Marina – Emmett - 10 boats and one set of jet ski’s still in marina. Cindy emailed list to Emmett and John H. John H. to call owners to notify them that boats must be moved. Shawn to move docks possibly this week. Emmett to install 7 ladders next year. Possibly install new water lines.

NEW BUSINESS

2021 Budget – John H. - Julie is to ask Casey to send 2 separate invoices for 1. Landscaping and 2. Bed Maintenance. John made motion to approve 2021 budgets for Blue Water Condos , second by Linda. Emmett posed question about asphalt sealing cost. John to adjust 2 reserve items in marina reserve, $5k for asphalt sealing and water line install decrease to $10k, so that a total of $15k from both budgets would be available of Blue Water Drive sealing next year. Motion carried. John H motioned to approve the Marina budget with corrections, Linda seconded. Board members representing 8 docks and John H voting for the 42 marina docks gave 50 votes (a simple majority of dock owners) approved the marina budget, motion carried.

Lawsuit Update – Cindy - Steve Ott sent update to all board members. Judge passed away thus creating a further delay to the COVID delay. New judge has not been assigned. A backlog of 1000 cases exists; criminal cases will be heard before civil cases. Ott notified Zimmerman’s attorney that building 18 is open and can be viewed. Things do not look good for a late spring resolution.

Owner Vote on Stone Veneer – Cindy - Steve Ott sent opinion based on our own bylaws and Ohio Condo Rules that owners do not have to vote as there is no special assessment needed to replace the siding or the minimal capital improvement of stone veneer. Motion by Emmet to go with Steve Ott’s opinion that can proceed with stone veneer without owner vote needed, second John S. Motion carried unanimously.

Siding update on building 18 – Cindy - West side of building has new siding and entry ways are tyveked but not stone. South side has Tyvek. North and East still have cement board on them. With all the rain this fall, Cindy does not believe we will be able to get through 2 buildings this fall. Mold that was found so far is pretty standard to what they have found on the last two buildings but less than on building 17. Shawn put the new top clips on bldgs. 14,15,17 to lock the top piece of siding more securely. Julie has asked Shawn for suggestions for a solution for the downspouts ending in the flower beds of building 14.

Motion to Adjourn Emmett, 2nd Jenny, 11:05am

Winter meetings will be as needed – Cindy will email updates and progress.

Faithfully submitted –

Jenny Weber, Secretary