Approved

Blue Water Condo Board Meeting

July 10, 2021 10 am

Danbury Township Pavilion

Members present: John Hatfield, Emmett Conway, Cindy Staudt, Bob Dalrymple, Lou Vitantonio, Jenny Weber

Absent: Linda Wolf

Management Rep: Julie Rogers

Call to Order: 10:00 am

*Approval of Minutes*: Minutes from May and June were presented for approval as submitted, John motioned that both May and June minutes be approved, Emmett 2nd , motion carried.

John was asked to send notices of upcoming board meetings to owners via email.

*Financials*: John stated that this is first time in a long time with no delinquencies. John motioned that the June Financials be approved, Cindy 2nd, motion carried.

*Maintenance*:

**Building #5** – Sean Kuzma was unable to come to discuss the trim options for Bldg #5, an issue resulting from the poor vinyl trim fit on the other buildings that have been resided. The materials have already been purchased for building 5, but it is requested that estimates be gotten for using Hardie Board and AZEC board for trim.

**Pool Heater** – new one was installed and is working well. The last heater lasted over 20 years.

**Gutter Cleaning** – Sean indicated that it was complete, but owners have reported several clogged gutters. Cindy has contacted Sean that it needs to be redone. Lou suggested borrowing a drone to get a better picture of the gutters especially in the hard to reach areas. It was suggested that Sean not be paid for the gutter cleaning until they are all cleaned.

**Building #18 Punch List** – Some things have been completed, Sean needs to get more paint since the small amount Cindy gave him has dried up.

**Building #4** – The wall caps have been replaced on the wall, a black hornet nest was removed, the lamp post still needs to be taken apart and cleaned so that the lamp will stay lit.

**Building 11-12** – water leak – believed to be underground, can hear water running in the shed on building 14

*Marina*:

**Rip rap** has been repaired, 3 new sea wall blocks @$150 ea were placed, and the electric repairs have been completed. Bob said there is still a water leak at a pedestal near building 18.

**Emmett** suggested a “meter/monitor” be placed on the water line from building #5 that serves the entire marina – to establish a baseline use. Then, whenever there is a change an inspection can occur. If the monitor needs wifi – Danny Martin agreed to the use of his. Emmett stated that replacing the water line will be quite costly and create a dirty mess, but that he will get an estimate. John suggested using the 2021 budgeted funds for dock painting for the water line project. Docks with slips 47-68 are due to be painted this winter, John doesn’t think they look that bad; he suggested that Lou, Bob, himself, check the bottom of the docks and see how the paint looks.

**Marina Ladders**: Emmett had a ladder purchased to assess the usage in our marina – he determined that it wasn’t going to work. Early spring prior to boats being docked in the marina remains a concern. Emmett purchased the ladder from Blue Water for his own use.

*Social*:

Cocktail parties are being held on the even dated Saturdays at 5 pm.

The Pizza Party on the 4th was well attended. Pizza cost was up because only Sloopy’s would take our order. Pizza was $260 and only received $70 in donations. Remaining funds in social account covered difference. Need to decide the idea behind socials – is it something we want to do for our owners without the expectation that they pay? So, do we add socials to our budget? Or do we communicate more effectively that a donation is expected?

*Directory Update:*

Julie brought the printed copy of the owner’s directory. Upon inspection a number of mistakes were discovered and brought to Julie’s attention. Corrections will be made and an updated copy will be put on the website. It was also asked that the owners be grouped by building number, not alphabetically. Board members divided up the provided copies to distribute to assigned units.

**New Business**

*Maintenance*:

**Spider Spraying** was completed last week.

**Brady’s in Bldg #1** have water leaking in their back bedroom (on top of garage) – need to check for a roof leak, faulty gutters, or something else

**Ongoing Maintenance Contract**-Cindy shared that she and Annie Z – keep an eye on things during the winter months – they will both be gone for extended periods of time this winter season. Options to consider – Jason and Julie from APM each come 1 time a month to do a walk about and look for anything out of the ordinary. Board members sign up to do a weekly walk about during off season. Hire Sean for an additional 8 hours a week during off season to check on things and fix the small things on his lists. Board members would like a “reminder list” of things to look for when they do their walk about, if that happens.

**Jason** Penrose needs reminded to send board members a list of concerns and pictures from his monthly walk throughs of items that need to be fixed. Also, when problems are identified could a quote be automatically acquired to expedite the repairs?

**Asphalt resealing** – 1 quote has been received for $16,000, Julie is getting another quote. Sealing needs to be completed earlier than last year, so at the latest, early September.

**Trash Collection Contract –** is it time to renegotiate? Last year we switched to Lake and now we have Republic dumpsters again – what is the story?

*Landscaping*:

**Emmett** reported that the evergreens between Blue Water and Shrock’s are sticking out into the road, they need to be trimmed back and up to about 7 ft. prior to Blue Water Drive resealing. Emmett would like to be there when Choice comes to make sure that green growth is left on the trees so that it will continue to grow. If trimmed all the way back to the brown – there will be no regrowth. He said it will be an ugly trim, so best to do it later in the summer.

**Landscaping** in 2 of the units in building 4 are overgrown and contain poison ivy. It is Blue Water’s responsibility to clean up – Julie will talk to Choice.

**Owner Dan Martin** was in attendance and presented drawings for a proposed patio alongside his condo. He will email the plans to Julie so she can disperse to members for approval.

*Board member, Bob Dalrymple, shared some concerns.*

\*Has anything been done about the Building #2 complaints of sinking.

\*Jardine’s concern for their patio steps on Bldg #10- it was determined that it is their responsibility, not the Assoc. – Julie will contact them with that information.

\*Cleanliness of marina bathrooms – Cindy shared that she had actually been cleaning the bathrooms as they weren’t able to get anyone else to do it.

\*Is Sean coming daily to clean pool? – Broken weld on the pool fence near gate. Check the log.

\*Have we had a 3rd party reserve study done recently? Last one was 7 years ago. After discussion, **Bob moved to get bids and budget a 3rd party reserve study for next year, Lou 2nd, motion carried.** After further discussion, Julie advised that a reserve waiver be sent to all owners as Blue Water is not fully funding for the 2022 budget season.

\*When was our insurance last updated and requoted? John believed that it was 3 or 4 years ago. **Lou motioned that we get a reevaluation of our insurance needs and new bids for presentation to the board, Jenny 2nd, motion carried.**

11:57 am John motioned meeting adjourn, Lou 2nd, motion carried.

Next board meeting is Saturday August 7th at 9 am in the Danbury Township Building.

Faithfully Submitted,

Jenny Weber, Secretary