APPROVED

BLUE WATER BOARD MINUTES

DANBURY TOWNSHIP HALL

AUGUST 7, 2021, 9 AM

Attendance: Emmett Conway, Cindy Staudt, John Hatfield, Linda Wolf, Lou Vitantonio, Bob Dalrymple, Jenny Weber

APM Rep: Julie Rogers

Others: Sean Kuzma (contractor), Mike Troncin (owner)

Open owner forum: Mike Troncin came to discuss things that still haven’t been completed to his building, #18. He also said that he contacted Certainteed and he feels that the lineals have not been cut correctly. Julie has asked for a Certainteed rep to come and meet with Sean and Dan Marinucci.

Sean brought some trim options instead of the vinyl that he has been using. He likes the Azek product that has a notch cut out, Tommy Miller suggested using a wider J channel than the one that is currently being used.

Building #1 discussion – The NW corner of Bob Brady’s condo is rotting due to past and continued water leakage. Asked Sean, since so bad, how much would a “band aid fix” be since it is not the next building to be resided. Sean gave a broad estimate of $10,000, dependent upon what was found under the siding. Suggested rethinking order of building residing.

Gutters – Suggestion to move to 6” gutters instead of 5” – he suggested using gutter helmets, not guards on the buildings close to Mazurik – Julie will get quotes for 6” gutters on all buildings and helmets for those along the tree line.

Pool Heater – people have been messing with the temperature – in can only be set at 84 degrees. Suggested an email be sent to owners as well as a sign on the keyboard that per Health Department guidelines the temperature cannot be set higher that 84 degrees. – Also owners need to remember to clean their dryer vents.

Sean said he would stick with his original price per building, if there are issues costs would be for additional time and material.

**Call to Order: 9:40 am**

**Approval of July Minutes** – Jenny presented the July minutes for approval – Emmett moved to approve, Lou 2nd – motion carried.

**Financial Report** – No July report as of today. John H. reported that he rented 2 docks this morning and has a 25 ft avail to sublet – Julie said she has someone on the list for next year.

**Maintenance** –

Building #5 vs #1 for residing next – We have the material for #5 ($52,000), #1 will require additional material since it is larger – expect to pay around $100,000 for building #1. So will need approx. $48,000. With the expected reserve $ from 2021 and if needed, borrowing from the Marina, we can take care of building 1.

**John motioned to make building #1 the next to be resided instead of building #5, in early Fall 2021. Emmett 2nd – motion carried.**

Status of $ from Certainteed, Cindy hasn’t heard from them

Resealing bids – after discussion **Lou moved that we accept the bid from Krimes for resealing and striping for $8580, John 2nd, motion carried.**

Building #2 Structural Engineer search update – Julie sent names to Bob, both Murrell and Wertz should be able to do the whole job, research and geo-technical. Bob needs the drawings from Building #2. There is a jack under the middle unit that the Minnichs placed, that will not be on the drawings. If the drawings aren’t in storage, they should have been submitted to Ottawa County or Danbury Township, or the Architect who did the renovation may have copies as well. Bob will follow-up when he returns in a couple weeks. Julie will ask both companies for references.

**Landscape** Trimming – Julie is working on getting quote from Choice for next year – for ’21 it was $24,000. She asked Schill for a quote, it was $39,000, she said she could probably get a rep to come speak with us at the Sept meeting to explain quote. She asked the board what amount we would be comfortable with for Landscaping. John trimmed the bush for his neighbor. Lou offered to bring trimmers to do junipers by Shrocks. Julie will ask Choice to pick-up the extra debris from down by marina after trim and haul away. On Sean’s suggestion, **Jenny moved that the silver maple on the north end of building #7 be removed by Sean, Linda 2nd, motion carried.**

**Marina**

Marina Water Line Replacement – Emmett was discouraged by the lack of interest in companies to come look at situation. Ohler-Holtzhauer will be coming Sept. 10th to look at replacing.

Bathroom Cleaning – Clearview Cleaners is too busy, so unable to contract with them. Julie will check out some other cleaners for next year. The stink in the men’s restroom is from pee sitting in the drain of the urinal – is there anything that can be done?

**Social**

Have had great turnouts for the pancake and pizza socials. Started the year with $179 in the kitty now have $40. The Saturday night Cocktails are come if you’re around and want to socialize. Linda suggested something for Labor Day – grill out hot dogs and bagged chips. Plan for Sat. Sept. 4th from noon-1, rain date – Sun Sept 5th. John offered to get and donate the hot dogs and buns and Cindy said she would donate the chips. He will also be getting chili for chili dogs. Plan for 60.

**Legal Update** – August 27th there is to be a phone call to set the court date. Steve Ott has been talking to the Zimmerman people and they are not going to be looking at the buildings.

Fully Funding vs Fully Funded – we need to be fully funding (planning ahead for upcoming capital projects that we are aware of) to be in compliance with OH Condo law – or the majority of owners have to vote to waive fully funding the reserve. We will need to have a vote due to the fact we have the remaining units to fix and reside and there are no guarantees that any more money will come from Certainteed or that we will receive anything from Zimmerman. Julie will send the board an example letter with verbiage that all can understand. Lou added that we really need to start educating and preparing owners for a possible assessment.

**NEW BUSINESS**

Financials – John said next month need to start the budgeting process for next year. Julie will work on getting quotes from the current companies that we contract with. She asked if there were any other projects to add to the list that will need to be worked into the budget. Lou said that the basketball pole is leaning and needs to be reset and that the tennis net is torn.

John suggested that with the current economy, increase in inflation, and worker shortage we should consider a larger increase in fees than the current 2% that was voted upon a couple years ago. It was suggested to use the Consumer Price Index which is running around 5%.

**Cindy moved that the meeting be adjourned, John 2nd, motion carried.** - Time 11:35 am

Next Meeting – September 11, 2021, 9 am Danbury Township Hall.

Faithfully Submitted,

Jenny Weber, Secretary