APPROVED

Blue Water Board Meeting Minutes

Danbury Township Hall

September 11, 2021, 9 am

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

Absent: Lou Vitantonio

Guest: Julie Rogers APM

Meeting Called to Order at 9:05 am

Minutes from 8/7/21 meeting were presented for approval. Emmett moved they be approved, John 2nd, motion carried.

Financial Report – There are 3 changes that need to be made in the financial report

1. Total deposits into reserves doesn’t have the 3rd deposit of $15,000 – needs to be $45,000
2. An adjustment needs to be made, since the spring clean-up got charged to flowers line item
3. The dumpster rental fee needs to be changed to charge 80% to Blue Water and 20% to the marina. It is currently 90/10.

It was suggested to double check the water bill and make sure that the split is 80/20.

John requested that the financial report not be approved until the next meeting, when the changes have been made.

Maintenance –

* Building #18 punch list – Cindy said it remains the same
* Certainteed Rep’s visit – the rep was unable to meet in person – so he facetimed in on the visit with Sean, Dan Maranucci, Julie, Emmett, John, and Cindy. Certainteed still recommends that the vinyl trim in the best option and use of anything other product would void the warranty. It was the consensus of the group that met, that there needs to be a change in the tracks that hold the siding; perhaps metal starter strips. The rep was unaware if Certainteed had any metal option, Sean was going to follow up and make a call to see if he could get better information. Dan and Sean both took a piece of the vinyl track/starter strip to see if it was possible to have it tooled in metal. Bob suggested that a sheet metal company might be a better bet. Dan Maranucci said he sees no issues with the installation, just an inferior product for our architecture, and that Sean is doing the best that he can. They couldn’t come up with a solution for the narrow piece of trim next to sliding doors. Dan said he would check with Steve Ott to see if he should go to Certainteed to see what we should do.
* Blue Water Resealing Bids- Krimes plans on sealing Sept 20th and 21st an email will be sent out to all owners to let them know.
* Gaslight Repairs – the gas company was called because owners were smelling gas, they came and dug up the entire lamp and capped the line underground. Sean will now need to order additional items to fix the lamp.
* Building #2 Structural Engineer search – Bob found the drawings at the County. Julie asked it we had thought about talking to Dan Maranucci about Bldg #2, Bob responded that he doesn’t have the soil expertise that we need.
* Pool Closing – The current weekend is hot and the forecast is for the following weekend to be hot. John motioned that we keep the pool open until Monday September 20th, Cindy 2nd, motion carried.

Landscape Trimming – There were a couple owners that complained as the work was being done. Emmett feels that it has settled out and filled in nicely. Will need to be trimmed again in early June – so maybe we add it to our list of things to do on Earth Day? That area is now good for the blacktop resealing. Cindy asked Julie to let Sean know to take down the north silver maple on Parkside, near building 7. John mentioned we need to decide about a budget for tree trimming for next year. There was discussion about John’s neighbor Margie’s yard – decision to leave for now, since John took take of the ivy that was coming onto her patio.

Marina -

* Will be closing Oct 30th and reopening May 1st. Sean usually starts pulling docks November 1st.
* John motioned that all marina rentals be increased 5% for 2022, Emmett 2nd, motion carried. The new amounts will be: jet ski dock $630, 25 ft dock $1260, and 30 ft dock $1575.
* Julie has 2 on the waiting list; will send all renters a letter to renew on Nov 1st with respond by date of December 31st.
* Linda won’t be renting her dock (35’) again – that individual will move to the top of the waiting list.
* Emmett met with plumbers about the water line in the marina. The plumber would get a subcontractor to scoop of edge of gravel and place conduit between the pedestals. There are a couple different material options that we can look at. Emmett told him we would like to have it done next March or April – money will be used from not painting docks this winter.

Social Events - Linda shared that we had nice attendance at the Labor Day cookout and that with donations we will start next year with $100.

Legal Update –

* Cindy said Steve Ott and judge had phone call – the judge is deferring the conference to set the trial date until October 27th, so Zimmerman’s people have until then to come out and examine buildings as part of their discovery. This could be beneficial if building #1 is opened up when they come, so they can see the extent of the damage.
* Still have not heard from Certainteed regarding the 2nd check.
* Waiver Letter – Julie will update the sample letter she sent to us prior to board meeting and then will send to Steve Ott for him to check for language and review.

New Business

2022 Budget –

* Since BW owns 45 docks in the marina and with the additional docks owned by board members there is a majority, so we don’t need to send out the marina budget to be approved by dock owners.
* Assessment income will be increased by 5%
* Legal fees will probably be more than $5000
* Reserve study will probably run about $5000
* Julie is getting quotes for landscaping, pest treatment (increase spider treatment to 2x)
* Julie’s contract for 2022 is $13,992.00

Maintenance –

* Building #1 request by owners for entry modification – All 3 owners are requesting to the delete the stone from the entries of their building. The design of building #1 is different from all others and has a large expanse of entry space. Emmett moved that the stone be deleted on building #1. Bob 2nd , motion carried.
* Notification to ODNR of tree concerns – Julie has sent pictures to ODNR and has a call into them to discuss the 2 large cottonwoods that are on the eroding bank of Lake Erie near building #1. They are leaning towards Cindy’s condo.

Jenny motioned meeting adjourn, Emmett 2nd, motion carried.

Meeting adjourned at 10:45.

Next meeting – October 30th, 2021 9 am at Danbury Township Hall

Faithfully Submitted,

Jenny Weber

Blue Water Secretary