APPROVED

BLUE WATER BOARD MEETING MINUTES

OCTOBER 31, 2021

640 Parkside Dr.

10 AM

Attendance: Cindy Staudt, Linda Wolf, Bob Dalrymple, Lou Vintantonio, Emmett Conway, Jenny Weber, John Hatfield (phone)

Guests: Mike Griffith owner

Owner Forum: Mike asked what the status of his building residing was, since the work has yet to begin on building #1. What do we see happening in the future, as this process is taking a very long time? What about continued damage to the buildings that have not been resided?

- Cindy explained that Shawn doesn’t want to start opening up #1 until he knows that he will have the newly ordered windows, as of 10/31 they were not yet in production. Since we only have money and materials for one, it would not be feasible to start on #5 while waiting for #1 windows.

- Emmett explained that when the residing project started, the board had expectations of funds from the Certainteed class action lawsuit and the Zimmerman Lawsuit and then Covid happened. We have been used the 1st payment from Certainteed and reserve funds in the meantime. Hopefully by the owner meeting in May the board will have a direction, most likely involving a special assessment. But that would allow to have more than 1 building done at a time.

- There are plans to replace the current gutters with 6” gutters, which should help with water overflow issues during heavy storms. The replacement of gutters could occur prior to the residing.

Mike thanked the board for their work and time.

Meeting Called to Order: 10:45 am

Approval of September Minutes – **Lou moved that the September minutes be approved, Bob 2nd, motion carried**.

Financial Report – The items that needed to be addressed in the September report have been fixed in the October, **John moved that the Sept financial report be approved, Emmett 2nd, motion carried.**

Maintenance

Pool Closing – Shawn will start on Nov. 1st

Tree Removal – Shawn expects to be end of Nov. when he has the cherry picker on site

Winterizing – Shawn will start on Nov. 1st

Building Concerns – Still waiting on new windows for Bldg #1. Bob shared the blueprints of building #2, it shows that it is built on footers. He doesn’t see any cracks in the foundation from the outside, needs to access the crawl space to check from the inside. Since Robbie Minnich is year round he should be able to get access to his folks crawl space.

Lighting – Shawn is still waiting on the parts to repair the broken lamps, they are checking into finding alternate suppliers for parts.

Marina – There are currently still 9 boats in the marina and 1 jet ski dock. APM makes the calls to the owners, Cindy will continue to call and update them as to who still needs to move their boats.

Emmett has a good design for the new waterlines in the marina – he stated that people want to sell us parts, but aren’t interested in doing the work, he will continue to explore possibilities. Would like to have it done next March.

Legal – During the pre-trial call on Thursday Zimmerman reps admitted that they still hadn’t done discovery. The judge told opposing counsel that the discovery was to happen on Nov. 18, so all will meet at 1 pm near Bldg #1 in Blue Water. Dan Marinucci, Shawn, Julie, and Steve Ott will be there as Blue Water reps. Zimmerman will have a rep, their attorney, and their expert. Lou offered to come up as a board representative, Cindy asked him to listen, learn, and refrain from speaking. If Shawn has not started on the siding on bldg. #1, Cindy has offered for him to remove the siding from under her 1st floor window next to Mazurik for a look at damage.

NEW BUSINESS

2022 Budget – It was determined that an audit does not need to be included in this year’s budget, since an audit was done of the 2020 financials. Emmett questioned why the reserve amount isn’t included in the Assessment Income and then the reserve listed as a liability and why isn’t the CPI of 5.4% applied to the entire amount of assessment as opposed to just the non-reserve funds? After board discussion **– Emmett moved that we increase all association fees by 5.4% and that the resulting corrected 2022 budget be approved, Bob 2nd, motion carried.** Jenny will send out an approved email in Nov. letting owners know of the increase they will see in the bill they receive for the 1st payment of 2022.

Reserve Waiver – referring to the email all received from Steve Ott concerning the reserves there was some confusion. Cindy got Steve on the phone and we confirmed that based on our Blue Water declarations we don’t need to send a waiver to owners since we are putting more than the state minimum into our reserves. Our bylaws/declarations supersede state condominium laws. After discussion the board decided not to voluntarily send the waiver letter since there may be the need for a special assessment in 2022. In an effort to be transparent and to educate; it was decided that there will be an email letter sent to the owners from the board in December, updating them on the siding, legal, and resulting money situation.

Communication – There was a suggestion from an owner about establishing a private Facebook page for Blue Water to share pictures and news. After board discussion it was decided that due to the pending litigation is would be best to revisit the idea at a more opportune time.

Off Season Lighting – An owner reached out with concerns of the reduced number of lit lamps during the off season and the potential for crime. There will be 13 gas lamps lit through the winter this year including the one in the island on Parkside. Owners are more than welcome to place a light source at their entrance at their own cost.

Social – Linda has started looking into lawn sized board games that could be a fun addition to our pool patio for owners and their guests to use. Jenny has been approached by a number of owners inquiring about a communal firepit. After some discussion it was noted that we have natural gas at the pool that could be extended to the patio for a gas firepit. John offered to check to see if it would require additional insurance coverage, though it would be well away from any condo and would be installed on concrete or pavers. Jenny will investigate options.

Misc. Cindy shared that both she and Ann Z. will be gone Jan 20- Feb 15. She asked for board coverage to walk the grounds to check on the buildings etc. Jason from APM will be stopping by to check as well. Emmett and Lou both offered to make a trip up and it was suggested she speak with Tom and Denise Wylie since they will be permanent this winter. Cindy will let us know of any updates.

Next meeting is set as a conference call on Monday Feb. 28th at 7 pm.

Lou motioned meeting adjourned, Jenny 2nd, motion carried at 12:35 pm.

Faithfully Submitted,

Jenny Weber

Blue Water Secretary