APPROVED

Blue Water Board Meeting

March 29, 2022

Conference call 7 pm

Members present: Cindy Staudt, Lou Vintantonio, Emmett Conway, John Hatfield, Jenny Weber – APM rep – Julie Rogers

Absent: Linda Wolf, Bob Dalrymple

Approval of Minutes – The minutes from 2-28-22 were presented for approval, Cindy moved minutes be approved, Lou 2nd, motion carried.

Financial Report – John Hatfield reported that all BW owned docks but 1 have been rented for the summer season, the income from the marina will be over $70,000, that is $7-8000 over last year, with the rate hike. There are still 2 owner docks to rent. John said there is nothing questionable in the February Financial Report, so he motioned it be approved, Jenny 2nd. Motion carried.

Maintenance Update:

Building #1 – Weather has delayed work on Bldg #1, all siding is off of the west, south, and east sides -a little bit on the north side. Shawn had hoped to begin wrapping the trim, but still waiting on the metal. He has been resecuring the Tyvek in the evenings. Shawn noted the Tyvek was caulked at the bottom, which then held water and moisture in under the Tyvek. On the southside the Tyvek didn’t get taped, so water was going directly into the walls, the studs will need to be replaced due to rot. Dan Marinucci and Jim Ott suggested that Erie Environmental be contacted to return to Blue Water and sample any new mold found. – 2 types of nontoxic black molds were found – but could possibly be allergens

Tree Removal – bad tree removed from in front of bldg. #7, stump has been ground.

Docks – all in except the 1 that needs to be repaired, the brackets that hold the pins rust and can break, pins need to be replaced.

Siding repairs – Due the weather and excessive wind this winter/spring Bldg #17 a piece of siding came off and Bldg #15 a piece dropped down.

Lawsuit Update: Opposing counsel came last week to collect info, board member Lou Vintantonio was in attendance as well as Dan M, Shawn, Julie, Steve Ott. Lou reported they only stayed 15 minutes, didn’t look at siding, nails, or window and asked to come back when different areas on building #1 get opened up. They are coming back on 3/30, with Dan, a rep from Steve’s office, Shawn, and board member Cindy Staudt planning to be in attendance.

Owner Assessment – To talk real numbers need to determine who will be completing the residing job.

Feazel’s quote of approx. $140k per building is with the same materials that Shawn is currently using. Julie shared that there would be significant savings and quicker access to material if we switched to one of Feazel’s preferred manufacturers. Julie will get samples to color match and an updated quote with the different product. Julie has reached out to Lou’s contact in Akron, Jim Spangler, to get a quote. Julie still has not received updated quote from Shawn that she requested. She did ask him in a perfect world, how many buildings could he do in the off season. His reply was 2 in the fall and 2 in the spring and he would hire more staff to help him.

Discussion about dividing up the work between both contractors, Julie said Feazel’s quote was for the whole job and the price per building may increase if they don’t get whole job. Feazel did not quote buildings 2 and 3 due to their position on the marina and the need to use a barge to put on siding. Maybe they could subcontract Shawn to do those 2. There was discussion regarding the importance of retaining Shawn for all the other jobs that he does at Blue Water.

Feazel quote of $141,137 per building price is good for duration of the project of 12 buildings

So… 141x6 = 848k so can do 1st assessment on ½ buildings, would be approx $16k/unit for 1st yr assessment – hopefully 2nd yr assessment will be covered by lawsuit, but we have to be prepared to take care of it. Julie mentioned that Feazel may offer financing over 2 years for owners that may need additional time.

Plan needs to be presented to owners at Annual Meeting in May –

Using current Feazel quote

Assessment #1 – 2022 $16,000 per unit

Assessment #2 – 2023 $16,000 per unit could be different with judgment of Zimmerman lawsuit

Julie will finish getting quotes, an early May meeting needs to be called to determine info for owners meeting on May 14.

New Business

Landscaping – Choice has contract for spring clean up, there is a major dead spot by bldg. #15 in the arbor vitae hedge between Blue Water and Shrock’s.

Annual Meeting/Earth Day – Saturday May 14th. Clean up will begin at 9 am. Meeting begins at 5 pm in the Chart Room and CIC. Linda and Julie will make decisions for food option and will get notice/invitation out in the near future.

HB 563 – Would remove the jurisdiction of municipalities to allow short term rentals by homeowners. BW bylaws would supersede any ruling. Minimum rental time remains at 180 days.

Cindy shared that she will be out of town April 7-29, so someone may need to present for any lawsuit visits.

Next meeting set for Saturday May 7th at 10 a.m. to prepare for the annual owner meeting on May 14th.

Lou motioned meeting adjourned, Jenny 2nd, motion carried.

Faithfully submitted,

Jenny Weber

Blue Water Secretary