Blue Water Condominium Association Board

Meeting Minutes **DRAFT**

June 19, 2024 2:00p.m.

Danbury Township Town Hall

**Attendance** : Lou Vitantonio, Bob Dalrymple, Lisa Procyk, Audra Thompson, Linda Wolf, Rob Minnick, The Ley Property Management Team: Earl Ley, Kimberly Carico, Jamie Frohne (head of Ley Maintenance)

Absent: David Kiser

Lou called meeting to order at 2:00p.m.

Residents in attendance addressed the board with their concerns. Anne Zielinski expressed concerns over clerical errors regarding her account made by APM and Steve Ott’s offices that have not yet been resolved. Lou assured Anne that he would investigate immediately. Anne also inquired about the status of the gaslights on Blue Water property, as well as asking about spider spraying, shrub trimming, and a sprinkler valve issue by the pool – all issues that have fallen through the cracks as Blue Water is transitioning from APM to Ley Property Management. Earl Ley and his maintenance manager Jamie Frohne reported that they would investigate these issues as soon as possible. Ley took information from the board about who is under contract for our landscaping and insect spraying needs.

Diane Hatfield reported to the board that her spouse had replaced all the hardware and ropes on the marina flagpole and has yet to receive his reimbursement check, stating the receipts had been sent to Julie of APM. Diane reported on issues with the marina phone bill and the white dock bumpers. Lou reported he would investigate these issues. Diane encouraged the board to remind property owners of the Condominium by-laws, specifically regarding lawn decorations. Diane expressed sadness that homeowners do not socialize the way they used to years ago and expressed a wish that organized social events return.

Cindy Staudt reported to the board that she has not yet been reimbursed for the Earth Day flower purchases.

June Galvin addressed the board to offer information and insight from her years as Condominium board president. June noted that the tennis court needs repaired and shared lessons she learned about the tennis court and drainage issues. June provided photos taken when the tennis court was overhauled and replaced in 2016. The drainage issues have caused the rapid deterioration of the court surface. June also shared her concerns about vinyl siding and reminded the board that she was president when Zimmerman sided the Blue Water buildings. June encouraged the Board and Ley Property management to communicate together often and make regular inspections of the buildings. June provided the board with information she has collected on moisture detection devices. Finally, June expressed her appreciation for the user-friendliness of the Ley Property Management website and portal.

Lou thanked the residents for their attendance and concerns.

After the residents left the meeting, the board meeting resumed.

Earl Ley reported on the transfer of paperwork from APM. He explored how the board would like to manage budget reporting, setting up bank accounts, collecting payments from homeowners. Mr. Ley recommended Croghan Colonial Bank of Fremont, Ohio. Rob Minnick motioned to open our business accounts at Croghan, Audra Thompson seconded. The motion passed unanimously.

Mr. Ley reported on this visit to the APM offices to collect all checks and outstanding invoices for the condominium association and the marina. Lou reported that quarterly invoices need to be out to homeowners by July 1, 2024 and there is one more special assessment billing to be sent, as well (this is the last assessment payment for homeowners).

Lou reported that Minderman needs to be paid for their work. He expressed the need to Ley to manage the marina and stated that Danny Martin is still willing to assist in this. The board and Mr. Ley discussed getting appraisals for the marina docks so that a fair market price can be set.

Lou and Jamie of Ley Property Management discussed the Feazel contract and punch list. Jamie reported he had been in contact with Feazel and was told Nick Andrukat of Feazel would be his main contact regarding the punch list.

Ley Property Management took over the maintenance of the pool prior to June 1, 2024 because Blissful Cleaners, hired by APM, was not experienced in opening and maintaining pools. Blissful Cleaners is still under contract to clean the Marina bathrooms. Ley will follow up on this.

Kimberly reported that people are using the portal. Jamie reported on his findings about the tennis court/basketball hoop repairs. He reported that Vasco Sports Contractors is a Massillon based company that specializes in sports court surfacing. Vasco quoted $20,461.00 to resurface the tennis court but stated this resurfacing would likely only last two or three years due to drainage issues. Vasco quoted $100,000 to $150,000 to replace the entire court. Jamie found another company, Accountable Pavement Maintenance, that quoted $4,200.00 to replace the basketball hoop and repair the concrete around it. The board discussed the financial inability to replace the tennis court at this time. It was agreed that spending $20,461.00 for a temporary repair of the court is not in the best interest of the Condominium Association. It was also noted that many homeowners have teenaged children and grandchildren that frequently play basketball throughout the summer, therefore it makes sense to get this fixed as quickly as possible. Audra motioned to contract with Accountable Pavement Maintenance for the $4,200.00 repair of the basketball hoop, Lisa seconded. The motion carried.

Lou asked Jamie what can be done to repair the cracks in the tennis court to make it a safe surface for the season. Jamie reported he had a quote from Accountable Pavement to resurface the tennis court for $1,910. Bob reminded the board that the reserve study needs to be reviewed so that we can prioritize tasks and plan to address the affordable items. It was unanimously agreed that the tennis court surface is not safe and therefore something must be done. Bob motioned to accept the Accountable Pavement quote. Rob seconded the motion; motion carried.

Jamie reported that he has cleaned out the shed and has the keys and maps stored there. He suggested the board request maps from the county since the State of Ohio is requesting information about our easement and the gas lines on Parkside Drive.

Jamie reported that he has been working with the owner of 568 Parkside about the water in her garage. He suspects the water is due to a water main issue in the garage. He is also planning to snake the French drain on Parkside drive. Jamie is also looking at the water issue in the garage of 531 Blue Water drive. He will review the quote presented by KMU Residential, LLC to address the water issues on Blue Water Drive.

Lou asked Jamie if it would be possible to put some solar powered LED lights in various gas lamps to see if there is enough sunlight on Parkside Drive to power solar powered fixtures.

There was discussion on the broken sprinkler valve by the pool. Jamie stated he would investigate.

Lisa reported she is waiting to be reimbursed for a repair to her chimney cap.

The cost was $229.00.

There was discussion as to whether new owners still receive Welcome Letters with the Blue Water By-laws. Kimberly of Ley suggested they post the by-laws on the owner portal.

Rob reported that the wooden steps to the marina by buildings 2 and 3 are deteriorating and will need to be repaired soon. Ley will look at these and report to the board.

Bob motioned to adjourn meeting at 3:53p.m. Linda seconded; motion carried.

Respectfully submitted,

Audra Thompson

Secretary