Blue Water Board

Meeting Minutes DRAFT

October 9, 2024

 Budget Meeting at Ciao Bella, Port Clinton, OH

 Attendance: Lisa Procyk, Dave Kiser, Bob Dalrymple, Rob Minnick, Earl Ley, Kimberly Carico of Ley Property Management, Jamie Frohn of Ley Property Management, Audra Thompson, Lou Vitantonio by phone while driving, then in person. Absent: Linda Wolf

Meeting called to order at 12:03p.m.

Residents in attendance: Mike Troncin, June Galvin

Mike Troncin expressed his pleasure in dealing with Ley Property Management. He addressed the board about his floating dock and inquired if floating docks were staying in the marina or if he needed to make arrangements to have the dock removed. Mike was advised that the floating docks are not being removed this year and that Minderman will move the docks as necessary for a fee. Kimberly of Ley PM advised that paperwork can be filled out online.

June Galvin requested that the board replace a large shrub that at one time afforded privacy between her patio and her neighbors’. The bush is now 34 years old and is expiring. The board agreed to assess the landscape issue and get her a response. June also expressed gratitude to the Board for changing property management companies and stated she is pleased with the changes.

Audra Thompson expressed concern about outstanding electrical issues on her unit. Lou reported he also has unaddressed electrical issues that were caused by Feazel when residing the condominiums. Jamie reported that Feazel is still holding off on repairing doors and windows as well, stating that they need to contract companies to make these repairs. Jamie and Board discussed finding contractors ourselves, using the monies held back from Feazel to pay for the various repairs. Feazel has been non-committal on how they plan to resolve the exhaust issues on some buildings. Feazel is stating that design errors in building structure are the cause of the exhaust errors.

The Board discussed setting a deadline for Feazel to give answers to the unresolved punch list items and then we will move forward with making arrangements with other contractors. A letter will be sent to Feazel with a deadline of October 31, 2024.

Jamie gave a report on Building #18, which was re-sided by Shawn Kuzma. Jamie provided Shawn with a list of repairs needed on that building. Shawn has not responded to any communications. Problems on that building include loose siding, visible screws in the siding, flashing over shingles, damaged trim around garage doors, cracks where sheetrock or insulation is visible, and corner pieces were not installed properly. Shawn did not provide warranty information and there is little to no documentation for the five buildings that Shawn re-sided. Board discussed having a contractor assess and quote for repairs.

Jamie reported on the solar lamps. He has found the same lamp for half the price we paid for the trial lamps. If we move forward with the solar lamps, we can abandon the idea of repairing the gas lines and seal off the source. Jamie noted that some of the lamp posts need reinforcing. The board discussed removing the poles around the pool as homeowners in the past have taken the lamps apart because the light was seeping into their homes. Also, the pool closes at 9:00p.m. To have lights around the pool is just inviting after-hour swimming. Lisa and Rob, permanent residents of Blue Water, reported on their observations of the solar lamp functioning. There are settings on the lamps for a variety of light options. Comments from other homeowners have been overwhelmingly positive. Bob motioned to move forward with shoring up the posts, removing those by the pool and replacing all the remaining gas lamps with solar lamps. Lisa seconded the motion. Motion carried.

Jamie reported that repairing and repainting the flag pool is on his list of things to do before winter.

The board discussed the tennis court and agreed that resurfacing needs to be tabled indefinitely. It was agreed that the net should be replaced in the spring.

Paving of roads was discussed. There seem to be more issues on Parkside Drive than Blue Water Drive. It was agreed that crack-sealing is the most financially reasonable option. Earl will get estimates and report back to the board.

After much discussion on landscaping issues, it was decided that Ley PM will explore the entire property and assess needs. They will get quotes from various contractors and report back to the board. It was unanimously agreed that the large dead pine tree near the marina needs to come down.

Rob reminded the board that the wooden steps on the eastern side of the marina are in bad repair and need to be addressed quickly.

Another pressing issue is tree trimming. Earl is currently collecting bids; he commented on the many dead branches on Parkside Drive that are overhanging roofs there.

Earl reported that the pool will be winterized and closed the weekend of October 12, 2024. He commented that the floor of the pool will need to be resurfaced in the spring, as well as the pool umbrellas should be replaced.

Marina

Jamie is working with Cody of Minderman for the marina closure. Minderman will be responsible for blowing out the marina lines. Ley PM will winterize the marina bathrooms. Cody will refurbish a third of the docks according to the established schedule. Lou remarked that bumpers must be marked. Ley PM will send out a letter reminding owners about marina closure, floating docks and bumper removals.

Jamie is looking at quotes about getting stones removed from the water and placed back onto our shore walls. He had a quote for dredging: $25,590.00 plus the cost of permits and an ODNR survey. The dredging must be done before March due to spawning season. Jamie will continue to gather more quotes. The board expressed they would like those quotes by October 23,2024.

Dock rentals were discussed. Kimberly has struggled getting accurate information about rentals including owner information, vessel information and accurate phone numbers. She also reported that pricing for rentals has not been consistent for every renter.

Dock pricing was discussed as prices have not been adjusted for quite some time. Audra and Lisa had gathered information from a local realtor and pricing listed on neighboring marina websites and it was discovered that Blue Water Marina prices were indeed low.

It was agreed that homeowners should have priority over outside renters. A Blue Water homeowner has expressed interest in buying a 30 foot dock. Lou motioned to sell the dock for $45,000.00 ($1,500.00 X 30 foot) plus the costing of title paperwork. Lisa seconded the motion, motion carried. Earl Ley stated he will call his contact to manage the dock paperwork.

Kim reported that some owners do NOT want to rent their docks this year. She will send letters to interested renters advising them that the docks are not available this year.

Lisa motioned to increase the Blue Water Marina rental prices by 7.5% based on a survey of local marina rental prices. Audra seconded the motion, motion carried.

There was a discussion of an outstanding $4700.00 in this summer’s marina rental fees. However, Kim stated she found an overage of $4700.00 in marina pre-payments in the information she inherited from APM. It was agreed that this was an entry error and the pre-payment amount should be used to close out the outstanding receivables.

There are about $25,000.00 in outstanding assessment payments. Ley Property Management will reach out to the homeowners involved and ask them for their intentions as of October 23, 2024. Legal action will be taken where necessary.

Budgets

The board reviewed the proposed 2025 budgets line by line. Earl Ley will make the necessary changes to the preliminary budget and send revisions to the board for a final vote.

Meeting adjourned at 2:31p.m.