Blue Water Board

Meeting Minutes DRAFT

October 23 , 2024

 Meeting via Zoom

 Attendance: Lisa Procyk, Dave Kiser, Rob Minnick, Earl Ley, Kimberly Carico of Ley Property Management, Jamie Frohn of Ley Property Management, Audra Thompson, Lou Vitantonio

 Absent: Bob Dalrymple, Linda Wolf

Meeting called to order at 10:03a.m.

The Board reviewed the amended Marina budget with Earl Ley. After expenses, there will be about $5,500.00 in the Marina Reserve. The cost of rock replacement and marina dredging will need to come out of the reserve account. It was agreed to increase marina assessments from $400/year to $450/year. The board voted unanimously to accept the 2025 Marina budget.

The Board reviewed the amended Condominium budget with Earl Ley, revising three line items. The board voted unanimously to accept the 2025 Condominium budget.

Budgets will be available at the Ley Property Management offices for homeowners that would like to review these documents.

Lou discussed with Kimberly the mailing that needs to be sent regarding end-of-season marina business – i.e., dock refurbishment, floating docks, 2025 dock rental information.

Lou will send an email to the homeowners interested in purchasing a 30-foot dock with an offer.

Homeowner of 484 Parkside has had an issue with Feazel installing a new sliding door. Feazel ordered the wrong door, and it looks different than every other sliding door on Blue Water units facing the pool. Lou and the board agreed that Feazel will have to replace in order to maintain continuity in appearance.

Earl reported he is working with Choice Landscaping to assess the Blue Water gardens and give us a quote on replacing expired shrubs and plants. Lou will contact the homeowner of 636 Parkside about her request for a new shrub or tree to replace a dying one.

Lou reported on the latest oral arguments in our lawsuit against Zimmerman, taking place in Toledo courts. Lou expressed his doubts of a positive outcome in the suit. He invited any interested board members to attend the hearing in Toledo on October 30, 2024 as he is unable to attend.

Earl reported on outstanding homeowner fees and assessments. Several attempts have been made to collect the outstanding amounts from owners. The board agreed unanimously that outstanding payments should be turned over to our attorney Steve Ott to begin lien proceedings.

Great Lakes Electric is working on a quote to repair the electrical issues on 549 Blue Water Drive.

Shawn Kuzma continues to be unresponsive to requests that he repair the errors on the three buildings he sided. Jamie is looking into quotes from other contractors.

Rob reported on several issues on his unit, 620 Parkside, and his building. He reported that SunShade is refusing to reattach the awnings in their former placement because, due to changes made by Feazel, the mounts are no longer strong enough to support the weight of the awnings. The company can attach the awnings above the sliding glass doors, but this will leave a strip of exposed board. Siding will need to be attached there. He also reported that an electrical transformer near his building is leaking. Jamie said he would investigate as soon as possible and contact Ohio Edison.

Jamie reported that he was notified by a homeowner that the water lines by the Blue Water Condominiums sign need to be blown out before freezing temperatures occur. He will address this.

Earl reported that Ohio Edison advised him that they have not received payment for the electric bills associated with the side sheds on several buildings. These side sheds have heaters in them to prevent the condominium water lines freezing over the winter. Earl says he now has copies of the bills and will pay them.

Lisa reported she has noticed the marina pedestals are only lit sporadically at night. Jamie said he will investigate this. Rob added that the homeowner of 464 Parkside would like the marina pedestal near his dock to be repaired and they are willing to pay for the repair themselves. Lou suggested the homeowner submit the request to Ley Property Management.

Rob motioned to approve the August 2024 minutes; Lisa seconded. Motion carried.

Minutes for the October 3, 2024 budget meeting require minor modifications.

Kimberly reported she will mail out a letter regarding the garage door and front door painting now that we have a Sherwin Williams paint code. Lou reminded Kimberly to include that homeowners are responsible for paying for their paint.

Meeting adjourned at 11:03a.m.

Respectfully submitted,

Audra Thompson

Secretary