

NAGAWICKA SHORES CONDOMINIUM ASSOCIATION
BOARD MEETING VIA ZOOM
May 9, 2022

The Board Meeting was called to order at 10:01 am by Russ Jordan with Board Members Leslie Donovan, Dennis DuBoux, Jerry McNellis and Gail Ostler in attendance along with RES Representative Dale Maas.

Also in attendance was Association member Sandy Groddy.

Minutes: The minutes of the March 14, 2022 Board Meeting were presented by Leslie Donovan and approved.

Treasurer's Report: Gail Ostler sent out the financial statements to the Board prior to the meeting and reported that things looked good with no surprises as of yet.

Grounds Committee: Dennis DuBoux reported that the Association Spring Work Day is scheduled for Saturday, May 14, with the mulch and porta-pot delivered this week.

The committee is currently soliciting bids for landscaping and snow removal for next year. The one bid for snow removal received so far is comparable to the existing contract.

The Board approved the landscaping request for 3756 (Randall and Beth Nickel), a copy of which is attached.

The garden areas are starting to show growth and the first lawn cutting of the season will take place soon.

Sandy Groddy mentioned that she still hears something outside her unit when it is extremely windy. The committee will continue to research the issue.

Harbor Committee: Jerry McNellis reported that he and Tim Reckinger continue to work on the kayak storage issue and are considering modifying the rack at Harbor 3 and adding storage at Harbor 1. Tim will temporarily place his kayak cart by Harbor #3 for use by residents and the Board will consider purchasing one if it proves useful.

The Board approved the construction of a small triangular deck at Harbor #3 to facilitate the movement of kayaks to the water. Gary Krieser will coordinate a plan with the committee.

The trash pump has been very effective and the committee recommends that the Association purchase one. Tim is researching cost and options.

The cement slabs by the harbors move when the concrete fills with water if preventive measures are not taken. Russ will investigate the slab at Harbor #3 upon his return to Wisconsin.

Jerry mentioned that the angled wooden walkway at the bottom of the steps at Harbor #3 becomes slippery when wet. The committee will look at installing non-skid strips or textured paint to avoid slip and falls. If ineffective, they will look at reducing the grade of the walkway.

With regard to weed management, the bacterial pellets are doing a good job. A memo will be sent asking all boat owners to assist with weed clearing as it must be done on a daily basis. Boat owners should also keep the boat lifts above the water level with or without boats on them to facilitate water movement.

It was noted that Dave Chyla's boat dock was precariously tilting as a result of the adjacent aerator. It was agreed that the Association would assume responsibility for the repair as it was caused by the aerator.

Facilities Committee: Russ Jordan reported that Building 8 will be inspected for needed repair on May 24 painted after July 4. The remaining building will also be inspected for needed repair and railing replacement.

The committee is getting a quote from CertaPro Painters for power washing all decks and possibly moving some of the furniture.

Driveway sealing is scheduled for late May or early June.

Stu Moebus and Russ Baird are looking at options for replacing porch lights and will be presenting the options to owners for consideration at the summer meeting.

Russ Jordan noted that there is potential damage to the concrete outside the units due to erosion from gutters and downspouts. The committee is looking at moving some downspouts and bringing the eroded areas up to grade. They will talk to the landscaper about options.

There is not a yet a schedule for painting replaced deck railings.

Summer Meeting Agenda: Russ Jordan noted that the summer meeting agenda will include a plug for fireworks donations as well as updates on porch light replacements and the kayak racks. Dale Maas will try to have a roof assessment completed before the summer meeting so owners can be advised on the timeline for the long-term plan, including roof replacement.

New Business: The Board discussed the profusion of utility flags on the property. Russ will inquire of AT&T and see if there is any planned work.

Leslie Donovan mentioned that the Social Committee will be meeting on May 11 with a schedule to follow.

Owner Comments:

Sandy Groddy noted that she is experiencing rot under her living room window and would like it repaired prior to replacing the glass for the third time.

Leslie Donovan and Dennis Duboux mentioned that they are in the market for used kayaks if any become available.

The meeting was adjourned at 10:45 am.

Respectfully submitted May 9, 2022 by Leslie Donovan, Secretary.

Approved:

Russ Jordan, President