



MARINER'S COVE CONDO BOARD OF DIRECTORS MEETING MINUTES

Date: May 28, 2026
Start Time: 6:30 PM
End Time: 7:43 PM
Held on Zoom Library and at owner's location
Zoom Meeting ID: 886 2159 8620 Passcode: 046449

Next Meeting: TBD

1. Attendance:

VIA ZOOM	IN PERSON AT THE LIBRARY
*Jon Christensen	*Jim Jansen
James Corman	*Steve Clark
Paula Goods	*Kim Seiner
Colleen Kopp	*Karen Coleman
Charles Pycha	Eric Anderson
Judy Rauwerdink	Eileen Plagge
Steve Simer	Fred Plagge
	Judy Rauwerdink
	* Board Members

1. CALL TO ORDER

Jim Jansen called the meeting to order at 6:30 PM.

2. APPROVAL OF PREVIOUS MINUTES

The first item of business was to approve the minutes from April 30, 2026.

- Minutes from April 30 were reviewed.
- Motion to approve was passed.

3. FINANCIAL REPORT: - Jon Christensen presented the April 30 financials:

Reserve Account: \$635,000

- **Operating Account:** \$10,805
- **Special Assessment Fund:** ~\$178,000 remaining
- **Delinquencies:** 3 owners, totaling **\$140**
- **Budget Status:** 33% of year elapsed; 35% of budget spent (slightly over target)

No questions from the board or others in attendance.

4. OLD BUSINESS

4.1 Barrington Bank Account Closure

- The unused Barrington account has been closed.
- Discussion on where to place the remaining funds; consensus leaned toward CDs for better returns.
- Concern noted about exceeding federal insurance limits at Summit Credit Union.
- There were minor delinquencies from three owners totaling \$140.

4.2 Ratification of Interim Actions - Board unanimously ratified interim actions, including:

Bench Installation

- Benches were installed successfully; positive resident feedback.
- The Leopold Bench cost \$77.00 per bench for a total cost of \$693
- Appreciation expressed for Karen and Trudi's work.

Trimming for Painting

- Pre-painting trimming completed smoothly.
- Replacement plantings to be considered after painting.

Kayak Rack Retrieval

- Rack retrieved and repositioned with crane assistance of Somerset Marina.
- Now restored to pre-storm placement.
- Pedar Waller has repaired the broken frame on the kayak rack.

Outdoor Pool Repairs

- Heating component failed due to corrosion; replacement part also failed.
- Third replacement was successful; pool now heating properly.

Irrigation Startup

- System ready; some zones held off due to siding crew equipment on lawn. We do not want wet, muddy ground for heavy equipment to stand upon creating an unsafe surface.
- Rainfall has reduced urgency but the heat is still a factor in plant health.

5. NEW BUSINESS

5.1 Mariners Inn Construction Update

- Sewer project causing odors; expected to continue.
- Groundbreaking event held; projected opening August 2027.
- No restaurant operator secured yet.
- Units will not be “low-rent”. It will be a mix of 1–2 bedroom units.
- New amenities planned: restrooms, changing areas, electric and water at boat slips.

5.2 Siding & Roofing Repairs

- Siding replacement more extensive than anticipated; many boards deteriorated.
- \$15,000 over-spent from Special Assessment Fund due to the way it was coded. It will be corrected by shifting to Reserve Fund.
- Roofers still owed \$10,000 pending concrete and screen repairs.
- 2003 Reserve Study indicated 35% siding replacement should have occurred by now.

5.3 Pool Fence

- Fence condition is poor. The siding contractor recommends replacement rather than painting.
- A new fence is not currently budgeted for.

5.4 Website Security Issue

- Some website content appearing in public search results.
- Meeting scheduled with Carla Scholz, Marsha Monroe and Karen Coleman on Monday, June 1 to review and coordinate fixes with developer.

5.5 Door Replacements (100, 200 & 500 Building)

- Contractor recommends replacing aging storm doors before winter.
- Cost approximately. \$1,500 per door (materials + installation). $6 \times \$1,500 = \$9,000$
- Motion passed to proceed with the door replacement.

5.6 Chimney Caps & Vent Issues

- Several chimney caps deteriorated or fallen off.
- Siding crew assisting with repairs and replacement work on Building 200 while lift is onsite. They will then proceed to work on the towers.
- Significant debris found inside vents; risk of blockage noted.

5.7 Boardwalk Replacement / Repair

- Three estimates received:
 - \$60,000
 - \$96,000 (included steel understructure)
 - \$24,900
- Discussion on whether to repair vs. replace.
- DNR Permit concerns noted; boardwalk not recognized in their historical records. The area was mainly a drain of area and used by owners as a short-cut to get to the piers. When new piers were installed, they used the old piers to construct a bridge over this area to provide easy access to the piers.
- Plan:
 - Seek a contractor who can evaluate the required repairs and determine overall feasibility
 - Consider meeting DNR staff in person rather than submitting blind forms.

The board, with consensus, leaning toward pursuing a temporary repair approach rather than full replacement, though the specific contractor and approach still need to be determined.

5.8 Handyman / Contractor Support

- Discussion about using a local handyman for small projects:
 - Bathroom grab bars
 - Stair railings
 - AC trim work
 - Minor repairs
- Board supportive of exploring this option.

5.9 Clubhouse Air Conditioner

- Current unit loud but functional.
- Newer units smaller and require trim work.

The board, with consensus, opted to keep current the unit for now in order to handle more pressing needs.

5.10 Gutter Failures & Wildlife Intrusion

- Siding contractors are looking for ways to patch rusted gutter sites on Building 500. Possibly provide names of contractors who can repair/replace gutters. Rusted and leaking gutters are a problem that all buildings are facing.
- Wildlife entering through deteriorated vent screens (“blue discs”). When the old roofing shingles were removed, it left a gap between the roof and the tower structure. This allowed for birds to enter and make it their home. The bats have been an issue for some time.
- Contractor will:
 - Complete bat removal at 500 building
 - Install galvanized mesh screening (paintable)
 - Provide cost estimate for full-property screening.

- Painters may need pre-painted mesh to avoid multiple trips.

The contractor recommended installing galvanized steel screening on the backside of the louvers to prevent bat and bird access, though concerns were raised about the paint matching the existing blue color. The team agreed to let the contractor proceed with screening the 500 building first and assess costs, while also considering painting the screening material before installation to avoid multiple trips and improve aesthetics.

5.11 Outdoor Faucet Valves

- Reminder needed for owners to open interior shut-off valves for exterior hose bibs.
- Map exists in board section of website.

5.12 Fire Protection Monitoring Contract

- Renewal required; same vendor as prior year.
- Inspection vendor is separate; no cost savings identified by switching.

5.13 Key Fob System

- Password access issue noted; needs follow-up.

5.14 Grilling Area Concept

- Suggestion to create a grilling/patio area where the large tree recently fell.
- Board interested in exploring options for resident use and event overflow.

5.15 Landscape Committee – Judy Rauwerdink

- Mulching completed in multiple areas.
- Field and Stream are expected to come to clean up the riverwalk wild flower beds.
- Ongoing maintenance needs noted in order to keep weeds and over growth under control.

5.16 Marine Committee – Mike O'Mara

- One of the pumps by the docks has failed and needs to be replaced. This could be the pump that was leaking in the club house storage area this past winter. The cost of replacement \$7,100.

5.17 Hospitality Committee – Eileen Plagge

- Pool opening and patio furniture move was completed with the help of volunteers. Thank you so much.
- Pool Party is scheduled for May 30 at 5:00 PM on the pool patio. Everyone is invited to come and bring a dish to share and BYOB.
- Stained Glass Workshop will be offered on June 9 at 1:00 PM. Judy Rauwerdink is the instructor. Judy has her degree in art and over 30 years' experience in stained glass. Event will take place in garage 123
- Happy Hour on the Riverwalk will start on Friday, June 12 at 5:30 PM on the grass lawn behind Building 500. This will be a monthly event held the second Friday of each month through September.

6. ADJOURNMENT

Meeting adjourned at approximately 7:15 PM.