MARINA VISTA CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING: August 4th, 2026

Location: Unit 403

Members Present: Dan, Todd, Dave, Chuck, and Bob

I. Old Business

A. July minutes were approved by the board by email and published on July 14th.

B. Financial Report

- Todd reported the financial status as of August 4th
- The financial situation for normal operating expenses is unchanged.
- Todd projected the expenses and likely extra assessments for the next five years. He will break down future planning by five-year increments.
  - Roof repairs or replacement
  - Elevator modernization
  - Other projects as identified by the 2025 Reserve Study
  - The water intrusion issue is still an unknown.

C. Elevator Modernization

- Todd compared the expenses projected by the 2025 Reserve Study with the preliminary estimate from MEI Elevators, who have the maintenance contract. The total costs are similar, but not identical.
- Bob expects to get a detailed proposal from MEI in the next week or so.
- A major concern for elevator modernization is down time for the elevator. While doing the complete modernization at one time may save some money, the total down time may exceed three weeks.
- Dan will send an email to Marina Vista residents asking how well they could cope with a planned elevator down time.
  - Two or three days
  - Two or three weeks
- Bob will ask MEI about doing the modernization by sections and minimizing down time.

D. Roof Repairs.

- Chuck plans to meet with Dave Balde from Precision Roofing at 2:15 this afternoon. (Tuesday, August 4th.)
- The last time Precision Roofing was here was three years ago for some minor repairs. There were small leaks which caused some rotting of wood beneath them.
- While the Reserve Study projects the roof replacement for 2027, Chuck intends to find out if that date dan be safely delayed.

- He will also ask about the cost if the they do the roof replacement in 2027.

E. Siding Replacement and water Intrusion.
- Chuck has reached out to Jon Eippert from Advanced Restorations about consulting on the contracts.
- Jon expressed some concern about the amount of construction Marina Vista will be doing. He wonders if he would be the appropriate one for that consultation.
- Chuck proposed a meeting with himself, Jon and Dave Larson, but Jon is now on vacation.
- Dan suggested asking Jon if he could recommend a consultant. It would be worth exploring and finding out the cost of their retainers
- Dave has a meeting tomorrow (Wednesday, August 5th) with Craig Seider, a respected carpenter in the Sheboygan area.
- Dave has also spoken with Steve Weinert. Both Seider and Weinert recommend the same contractors for Marina Vista's future work.
- Chappa Construction, one of the contractors they listed, is doing the extensive renovation at Harbor Pointe Condominiums, 525 Pennsylvania Ave.
  - Chuck spoke with them. They said the damage they are repairing was caused by bad caulking.
- The board discussed asking Jon, from Advanced Restorations, to see if he could pinpoint any further sources of leaks. John expressed an interest..
- Jon asked to be here when Bartow begins removing siding to see if he could be identify the source of the leaks.
- Jon and Jeff Rathjen have each other's contact information, and will coordinate working together when the next project starts.
- More discussion followed about where the water is entering and which floors are being affected. In general, water entering affects the floors below.

II. New Business

A. A new owner asked the board about hanging anything on exterior walls.
- Dave reviewed the rules about decorations. The assumption was that the "exterior" meant exterior to the condo—in the hallway.
- As a reminder, the Rules and Regulations state, "No public lobby or hall of the building or parking garage shall be decorated or furnished by any Unit Owner or tenant in any manner without the prior written consent of the Board of Directors …" with the few exceptions spelled out after that.

B. Doug Jenkins told the board about his and Katheen's plans for extended travel.

- They will be away for six months, beginning in the autumn of 2027 until spring of 2028.
- They requested that Kathleen's sister Kay and Kay's husband Richard stay in their condo to take care of it.
- They have visited before and are aware of the and support the condominium association's rules.
- Dave moved and Chuck seconded to approve the request.
- The motion passed unanimously.

The next meeting will be Tuesday, September 1st at 1 PM in unit 403.

Since there was no other business before the Board, the meeting was adjourned at 1:32 PM.

Respectfully submitted,
Bob Linnell, Secretary