

GREAT LAKES SHORES, INC.
GENERAL MEMBERSHIP MEETING
MINUTES OF JUNE 11, 2011

Opening and Welcome: The meeting was called to order by President David Falzon AT 11:00 a.m., at the Great Lakes Shores Clubhouse.

Members present: David Falzon, Manny Mallia, Fran Parker, Joe Rotellini, Robert Schlotterer, Mike Troisi and Greg Amyot. Members absent: Jane Evola

Dave welcomed all of the members and the Board as well as the members in attendance introduced themselves to each other and indicated where they live.

MINUTES: Fran Parker reviewed the minutes of the August 14, 2010 General Membership Meeting. **Mary Mercica made a motion to approve the minutes; it was seconded by Mrs. Zammuto and was approved by all.**

Treasurer's Report: As of 6/6/11 GLS checking account/CD balance is \$73,659.49

Last year we collected \$2,900 in interest. Joe discussed obtaining an additional CD for \$15,000. **There was a motion made by Mr. Behne; it was seconded by Mike Simeone and approved by all to obtain an additional CD for \$15,000.**

There is currently \$24,000 in past dues outstanding. Several accounts have been delinquent for years. A total of 11 accounts will be placed in collection. To date \$14,000 for this year's dues has been collected. There are 345 houses and 69 lots. Joe continues to work with Mike Simeone on collection. Joe also indicated that the checking account was reviewed. He would like now to get an outside audit of our books. He will pursue obtaining someone to review.

BYLAWS: Fran sent to Mr. Wilson via email the bylaw edits that Dave Hess's daughter did. She also asked him to review the bylaws and determine whether they are still compliant with the law. She asked him to verify that Bylaw changes can be made and voted on at the Annual Meeting. Fran will follow up with him in another week.

Website and Highway Signs:

Bob will be seeing the person who is to design our website. He asked if we had an electronic version of our logo. Dave thought he did and will be sending it to Bob. Bob felt that a site could be up within a month. Bob and Greg are also looking into signs for along the highway. Fran gave them the paperwork from the vendor who has in storage our old sign. In addition there was an extra sign that can be affixed to the street sign that will be added on m-25. Dave will look into ordering more so that all streets signs will have them.

Yard Waste/Lawn Service:

Lawn Maintenance began on May 17th and will run through 7/5/11 and then from 9/5/11 to 11/1/11. Parker bought bags for garbage cans along the bluff and distributed them to Mercieca, Baglia and will give to Snyder who will be asked to handle. A member inquired if having yard waste service year round was cost prohibited. Fran explained the cost of the service and indicated that alternatives were now being looked into. Dave referenced how waste is picked up and paid for in Huronia Heights. They were familiar with that arrangement

and a discussion concerning garbage and yard waste ensued. As a reminder, Fran indicated that questions concerning the lawn service or yard waste could be directed to herself or Manny Maillia.

Waste Management / Street Light proposal

Dave Falzon discussed the collection of garbage pickup fees that are currently on the association member's tax bill. Currently the township collects the fee on our taxes, yet in GLS this fee only provides for garbage and not yard waste pickup. Dave spoke with neighboring associations who collect this fee as part of their association dues and contract directly with Waste Management for garbage and yard waste pickup. Dave found out that the townships contract with Waste Management expires on 12/31/12 and that the Township does not want to renew it. This means that the association would need to take this over at that time. . This would mean that the fee currently assessed each homeowner on their taxes would no longer occur and that the association would need to determine what to charge. Those members in attendance were appreciative of the effort to look into this. Planning and confirmation would need to occur. Pros and Cons of this were discussed. The idea has merit and the membership asked to be kept apprised of what was found out. They felt that it should be considered and that depending on what occurred we should get a legal review if we needed to. General education on this will continue with further updates brought forward.

Clubhouse:

At the August 14, 2010 meeting the membership voted to allow usage of the clubhouse by the residents. Prior to today, Dave Falzon had a conversation with our insurance agency who outlined the measures necessary for coverage.

When he spoke with our insurance agent about alcohol usage at the clubhouse, this is what she told him:

1. There is a clause in our policy that states that we do not have coverage if there is alcohol at a function that is sponsored by us. (Us meaning any member of the board or any member of the association.)
2. Our policy covers "usage" of the clubhouse by any member of the association. Our policy does not cover us if we rent the clubhouse to someone who is not a member of the association.
3. If a member of the association is going to use the clubhouse for a function and they plan on having alcohol at the function, they must show the board that their homeowner's policy covers the function, or they have to obtain a one day rider from their insurance company.
4. The Board put a "hold harmless" clause in the "usage" agreement.
5. If a "hired bartender" is used to serve alcohol at a function, the bartender needs to have his/her own coverage.
6. Additionally Dave found out that should a caterer be used, that they too must have insurance.
7. Indoor capacity is limited to 100 people. **A member suggested that we post capacity limit signs inside of the building. We will need to obtain the signs.**

Based on the information from the agency and substantiated by Mr. Wilson to Dave Hess last year, there are no issues with having association members use the clubhouse, and further have alcohol, if the parameters mentioned above are adhered to.

The clubhouse usage agreement was modified to incorporate the above. Dave Falzon will modify and add an all vendor clause and then also put hours of usage on the reservation form. **It was suggest by the membership to have the agreement reviewed by Mr. Wilson.**

Dave will confirm with association members who had reserved with Dave H. Manny and Greg volunteered to check on the clubhouse for the event on June 18th.

REPAIRS NEEDED - The Board discussed the following repairs that are needed at the Clubhouse: Ceiling, Gutters to divert water, Back Corner falling in by kitchen/foundation, access through crawl space(kitchen, utility room), and water trench. The fixing of the ceiling is foremost in that two members will be using the clubhouse. There are some dollars in the budget for repairs estimates being obtained. Mike Simeone raised the question if we thought there was enough money budgeted to cover the repairs. Dave responded that an estimate had not been obtained yet as the person did not show up.

Mike Simeone made a motion to amend the Clubhouse Repairs budget and add an additional \$5,000 to the budget to cover repairs. Mr. Behne seconded the motion and it was approved by all.

Bluff and Beachfront:

Dave gave an extensive update on the progress made since the fall on bluff and beachfront issues. The following items have been completed to date;

Signs were replaced along the beach front. -Swimming only and watercraft signs are ready and will be installed. -Greg Amyot painted all of the stairs over the fall. -Dave Falzon has updated the Shadow Boxes and will continue to maintain them. -Mike Troisi received an estimate from Yale Steel, existing vendor, to add a short set of steps near elm beach and to cap the drainage pipes. The total for the stairs and drainage pipe caps was \$3,700. The dollars are in the budget and the Board is authorized to expend these funds. . - Manny and Mike will look into trimming the tree that is near the Aspen stairs. – The damaged tree by Huron Bay was removed without issue. Will follow up to make sure fence was put back.

Guard Rails / Cable & Posts on bluff:-

Dave Falzon discussed the various options to fix the existing cable and posts on the bluff. He did meet with the County who informed him that the guardrails at the end of every street must remain and that they are the responsibility of the county. The three options being pursued are replacing with architectural blocks, using a single cable, metal post system similar to those on the freeways, or getting rocks/boulders to place every 3-4 ft. There were varying opinions on each option. Dave passed around a picture of the architectural blocks. **The Board will obtain bids on all three and will bring a recommendation back to the July meeting for consideration and approval of expenditures The membership along with the Board, felt strongly that whatever is decided, the work needs to get done asap as we have had this project on our list for some time to complete.**

Clubhouse Deed

Fran sent to Mr. Wilson a request for him to look at the possibility of having the “stipulations” in the deed removed and to have the deed re-written. She further asked to see if whether the lot across from the clubhouse could be separated from the clubhouse deed, if not already separate. This would allow for greater options with the future maintenance and possible sewer projects. Fran will continue to follow up with him. The membership was supportive of this.

Worth Township Special Assessment: Dave obtained figures from the township as to the potential tax obligation. He was told that each property owner would be assessed 5.14% for each \$1,000 dollars of taxable value. That was based on the amount owing as of six weeks ago. Interest continues to accumulate. We will continue to keep the membership informed of any developments.

Election of Trustees:

The annual election of Trustees will take place on 7/23/11 from 11:00 a.m. until 1:00 pm. Volunteers are needed to assist in the process. Fran is generally the election chair, but she is also running for office. Mrs. Parker will volunteer, but will need at least one other person present. Please let Fran know if able to work. Mike Simeone will give Fran a list of current membership. She will also need to get a list from the township.

Requests or nominations for Trustees were made. Dave Falzon, Mike Troisi, Robert Schlotter and Greg Amyot all accepted nomination and provided written acceptance at the meeting to Fran Parker.

There being no further business, a motion to adjourn was made by Mike Simeone at 12:45 pm.

Respectfully submitted: Fran Parker