

President's Message
November 15, 2018

Great Lakes Shores, INC.
P.O. Box 498
Lexington, MI 48450

Accomplishments of 2018:

- Paid off Meisner Law Group debt of \$57,000 (negotiated down to \$50,000).
- Paid off Adiva Credit Union debt of \$51,000.

***These two payments saved the association over \$20,000 in principle and interest.

- Linked the stairwells at Huron Bay.
- Boulders placed at south end of subdivision.
- Boulders placed around jetty at Elm.
- Cut several dead trees that were deemed hazards.
- MDEQ permits approved for future work.

Approved at the August 2018 Association meeting:

- Place boulders against seawall from Huron Bay to just south of Elm (areas 3- 4 -5).
- Place additional boulders in area 7 (between Dogwood and Cedar).
- Terracing of certain at risk areas of the cliff/bluff.
- Application to MDEQ for prototype beach at Cedar.

Assessments for the above action plan were approved:

- \$375 for properties with a structure.
- \$185 for vacant lots and non-residential businesses.
- Dues will remain at \$65 for empty lots and \$125 for all others.

The money is due May 1 in order to accomplish spring work.

Penalties begin to accrue June 1. Please pay promptly so we can continue to improve on this enjoyable area. Early payments are always appreciated.

2019 Meeting Dates:

June 8 – Annual Update
July 13 – Nomination of Trustees
July 27 – Picnic/Election
August 24 – Objectives for 2020

Prototype Beach at Cedar:

We have filed a major permit with the MDEQ to place boulders along and past the jetties to capture sand. The estimated cost in 2015 was \$300,000. We will seek a bond to spread the payment over five years, rather than by assessment. The MDEQ estimates that water levels in Lake Huron may fall in 2019, so we could catch a break.

Liens:

We have or are placing liens on all properties owing \$500 or more. We are also considering filing mortgage foreclosures on properties that owe us court costs and vacant lots that owe us several years of dues and assessments. Please note that we have no intention of filing mortgage foreclosures on people living in their homes.

Clubhouse:

The Clubhouse needs some minor repairs and power washing in 2019. Manny Mallia is in charge of this operation.

Drainage:

We will continue to work with the township and county to alleviate problems. Joe Rotellini is our representative to local government agencies.

Dumping:

The dumping of brush, branches, trash, building materials, etc. on the beach, cliff, or bluff area is strictly forbidden. Violators will be subject to civil action.

Best Regards,



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Please note that no association funds were used for this mailing