

**GREAT LAKES SHORES, INC.**  
**GENERAL MEMBERSHIP MEETING**

**AUGUST 14, 2010**

**CALL TO ORDER:** The meeting was called to order at 7:02 PM by President Dave Hess. The Pledge of Allegiance was said. Board Members present: Evola, Hess and Parker. Absent were: Portelli, Troisi, Falzon, Rotellini and Schlotterer. There were twelve (12) association members present.

**MINUTES:** The minutes of the July 10, 2010 Annual Membership Meeting were reviewed. Motion was made to approve the minutes as presented by Angie Parker and seconded by Aggie Hess. Motion was carried and minutes unanimously approved as presented.

**TREASURERS REPORT:** In the absence of Treasurer Rotellini, President Hess presented draft of 2011 budget presented draft of 2011 Budget. Income includes unpaid dues and base balance. Per Hess and Parker, the review of the budget included additional funding for brining of the roads and web development. This was requested; no firm bids received. Other increases in key accounts were footnoted. The budget also allowed for contingency expense.. Motion was made to accept 2011 budget with appropriate additions by Aggie Hess and seconded by Fran Parker. Motion carried and budget unanimously approved with changes.

**STAIRS:** As part of the budget discussion, members voiced concerns about the reduction in dollars associated with the beach front. It was discussed that the stairs were in need of paint. Greg Amyot, a new resident on Birchcrest offered to paint the stairs with his son Ed, who is a contractor. As long as the paint is provided, they will do the work complimentary. Discussion ensued as to whether to paint the stairs. The members felt that the stairs needed to get painted and made a motion to allow expenses not to exceed \$500 for materials, motion was made by Greg Amyot to get the stairs painted complimentary by the Amyot crew and seconded by Aggie Hess. Motion was carried. Mr. Amyot asked how he would get reimbursed. Dave Hess had him ask Fran Parker. Fran indicated to save receipts and that she would advise the Treasurer that expense would be incurred as authorized.

Also as part of the budget discussion, it was indicated that the NO PARKING Signs along the beachfront were faded. Members asked if new signs could be obtained. Dave Hess indicated he knew where to get them and that he would take care of this. She also advised him to get in touch with Dave Falzon who is the Chair of the Seawall Committee.

**YARD WASTE AND GARBAGE PICKUP:** Costs and time frames were clarified. It is understood that yard waste pickup is in the Spring and the Fall on Tuesdays and the cost is absorbed by GLS Association. Garbage pickup is on Mondays and is paid by our taxes. No further discussion was necessary.

**BLUFF AND BEACHFRONT:** Dave Falzon is handling seawall concerns. Dave Hess appointed him Chair of the Seawall Committee. Members indicated that there is a need to address erosion of beach/seawall. They asked the Board to see if they could get analysis from Army Corp of Engineers. Falzon is looking for other members to represent Seawall Committee. Greg Amyot agreed to be on the Seawall Committee with Dave Falzon. The membership

agreed to table erosion for future discussion. Researched handicap access, per attorney "*not legally required to have handicap access*".

**Boat Ramp Committee Update:** Bonnie Martin suggests that we need to replace "No Parking" signs on blufffront. Ms. Martin also requested to look at a pipe that is sticking out at the bottom of the stairs on Cedar. Membership is putting rocks near it to avoid injuries. Dave Hess was to contact Parker Construction on the highway to look into it. Depending on the sand levels it sticks out and people may get injured.

**BLIGHT:** Blight awareness should be brought to the attention of Worth Township. It is out of Association hands. President Hess presented Worth Township Ordinance booklet that was paid for by Concerned Citizens Group. He noted the ordinances regarding keeping property cleared along lines as there was concern by many as to being able to see at intersections.

**CLUB HOUSE:** Dave Hess talked about the deed and some of the analysis that is currently being done to modernize and update. The properties on the Deed include: the lot by the beach, the Clubhouse and the lot across from the Clubhouse. Falzon and Parker will review over the winter. Much work will need to be done, with consultation from attorneys, at to the feasibility of separating the deeds and removing some of the restrictions..

As a follow up to a discussion raised at the previous meeting, per Mr. Wilson, the associations attorney in a discussion with Dave Hess, GLS is not responsible for alcohol consumption issues that occur at functions at the Clubhouse, as long as we do not sell it. As long as we don't sell it, alcohol can be consumed on the property. Given that the repairs are now complete and the alcohol issue was once again addressed, there appears to be no obstacles to renting the clubhouse as previously authorized by the membership. Fran Parker made a motion to begin renting the Clubhouse again and seconded by Greg Amyot. It was unanimously voted, and Motion carried.

There are no further projects for the remainder of 2010. Siding outside of Clubhouse is broken and needs repair along with broken windows.

**SIGNS:** Discussion of associated costs to place our GLS sign again. Dave Hess asked what people might think of buying or leasing space along M-25 for our sign. He mentioned that ideal locations would be on the SE corner of Aspen. Hess will research. Will also check on State signs.

**ELECTION:** Joseph Rotellini, Jane Evola and Manny Mallia are voted new members on the Board of Trustees for a 2 year term. Only 8 property owners voted in our election of 2010. Currently reviewing the fact that if there are no issues to be voted on must there be an election and can candidates just become Trustees.

**BY-LAWS:** It was mentioned that the By-Laws need to be revised and that Dave Hess family members had graciously did some editing, corrections and revisions that already have been reviewed by the Board. It was also discussed that other changes such as going to two General Meetings a year might also want to be considered. Any and all by law changes would need to be first discussed at a meeting and then the legality of the by-law reviewed and then placed on a ballot to be voted on. . President Hess and Fran Parker will speak to Mr. Wilson (attorney) about reviewing the bylaws over the winter.

***May we remember the family of Gerald Barlow in our prayers. Gerry was one of our past Presidents of Great Lakes Shores who passed away in August of 2010.***

***ADJOURNMENT:*** There being no further business, Motion was made to adjourn the meeting by Angie Parker and seconded by Bonnie Martin. The meeting was unanimously adjourned at 8:25 PM.

Respectfully submitted, Jane M. Evola, Secretary