

**GREAT LAKES SHORES, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**MINUTES OF JULY 9, 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: Greg Amyot, Jane Evola, David Falzon, Manny Mallia, Fran Parker, Robert Schlotterer, and Mike Troisi. Members absent: Joe Rotellini. Dave took roll call of all of the members and the Board. Total of 17 members were in attendance and introduced themselves to each other and indicated where they live.

**MINUTES:** Jane Evola reviewed the minutes of the June 11, 2011 General Membership Meeting. **Minutes were then corrected to read that \$5,000 was added to the budget to cover repairs instead of \$3,000. Frank Sutter made a motion to approve the minutes as corrected; seconded by Denise Rizzo.**

**TREASURER'S REPORT:** Mike Simeone presented treasurer's report in the absence of Rotellini. Balance as of July 9, 2011 is \$67,361.59. We will not be purchasing another CD until more dues are collected since there are further expenses on the table. **There was a motion made by Mike Troisi to accept the report; it was seconded by Bonnie Martin. MAKE SURE DUES ARE PAID THIS WEEK, OTHERWISE WILL BE LATE.**

**BYLAWS:** Approval of items in blue which described correct verbiage not content was presented. Dave Hess' daughter was kind enough to review these for us last year. **Diane Rizzo made a motion to approve the verbiage changes; it was seconded by Mike Simeone. Motion carried.** Further by-law revisions were as follows. Article VI-Section 4: regarding the Treasurer, that person needs to be bonded as well as others on the checking account. Article VII-Section 6: Trustee is refunded their dues upon completion of their term of office prorated and based on their attendance at meetings. **Frank Sutter made a motion to approve both by-law changes; it was seconded by Kathleen Belanger. Motion carried.** Article VIII-Section 1: Neighboring associations meet 2 times a year and that has been brought to our attention. This is under consideration and was not voted on. Article XI-Section 1: At least 2 bids should be obtained for contracts over \$1,000. **Mike Simeone made a motion to approve the by-law change; it was seconded by Lori Jury. Motion carried.** Article XI-Section 2: It has been discussed that \$500 emergency expenditure needs to be changed to \$5,000 under the President and concurrence of the majority of the Trustees. **Mike Simeone made a motion to approve the by-law change; it was seconded by Liz Sanchez. Motion carried.** It was clarified the Board cannot change or modify existing by-laws, they must be changed by the Membership. Pursuant to state law, the Board does however have the authority to enact new by-laws without approval of the general membership. Documentation needs to be provided at next General Meeting. Changes in by-laws haven't been done since 1993.

**WEBSITE AND HIGHWAY SIGNS:** Schlotterer has tried to contact the property owners for the highway signs. Waiting for final approval from owners. We have a large sign in storage. Signs to be placed on backside of Stop signs at each street on both sides of M25. New street signs were presented at meeting per Falzon and clubhouse capacity signs were posted.

Greatlakesshores.com website was purchased. Email not purchased yet, will be looking into it. Website being designed per Bob. General meeting minutes, by-laws, budget, newsletter and Board contact info will also be on website.

**WASTE MANAGEMENT (WM):** Dave Falzon got copy of Waste Management agreement and Township. Spoke with Rep from WM who handles contract. Similar to Huronia Heights (handle themselves), but Township is making \$10,000 in administrative fees handling our contract. Originally thought contract ended 12/31/12 but goes out until 2015 with annual price increase. Falzon reading contract further. Will review and give information at next meeting. Need to get out of contract with WM and Township and do contract directly ourselves with WM. We get charged on our tax bills.

**CLUBHOUSE DEED:** Association owns a vacant lot behind the Clubhouse (Elm/Baker) and it has been discussed whether it should be sold or not. Reason for selling lot: 1. Spending money for maintenance and taxes; 2. When sewers come through, will be assessed and we need to evaluate if that is really necessary. Board recommends to sell the lot. Mr. Wilson, attorney, will be doing title search on the clubhouse deed. Board will investigate restrictions of lot, get appraisal, and come back to the General Membership with information. Motion to investigate vacant lot was made by Sharon Sutter and seconded by Diane Rizzo; unanimous motion passed.

**REPAIRS COMPLETED:** Per Falzon, foundation has been repaired, trenching, gutters/downspouts, siding, backfilled dirt and leveled, ceiling repaired, roof vents installed, glass windows repaired, painted and caulked, shutters repaired. Concern about glass vs. plexiglass for windows. Increased budget to \$7,000, stayed in budget using \$1,000 of capital improvements. \$6,500 total for all repairs. All repairs have been cosmetic, nothing done to structure.

**BLUFF AND BEACHFRONT:** Per Troisi, steps from Yale will be done week of July 11<sup>th</sup> for Elm Street beach. Aspen beach culvert had problems; beach eroded due to culvert. Alex Weiss will come back and take care of the original repair to the culvert which was not done properly. Falzon presented discussion on having 2 youths do Aspen culvert/beach repairs under Falzon's direction. **Amyot made motion to have 2 youths shovel and repair Aspen beach and Parker seconded. Motion carried.** Walkway @ Aspen from road to stairs needs concrete approach done. Classified as capital improvement. Cedar at bottom of stairs has become rotted. Will be evaluated. Trench and dig out by Calka's property. Cement approach by Aspen are being done.

**GUARD RAILS AND POSTS ON BLUFF:** Per David Falzon, a Civil Engineer was brought out to assess bluff situation. Boulders NOT recommended due to lack of stability and foundation of bluff. TOO HEAVY. Per Falzon, Mike Taylor from Taylor Made Fence had one of bids of \$9,300. Bids ranged from \$19,500 to \$9,200. Got 3 bids and it was decided to get rid of current posts and replace with 4" post cemented in the ground with cable through it, decorative cap on top of each post, 5/8 galvanized cable, 3 foot opening for easy access for lawn equipment. Posts will be 10 feet apart, openings 36". Guardrails need to stay and are responsibility of Road Commission. It is recommended to keep a cable system there; it is in our best interest for safety. Need vote from General Membership. **Mike Simeone made a motion to approve for a non-budgeted item, Larry Zammit seconded motion; unanimous vote; motion passed.**

**WORTH TOWNSHIP SPECIAL ASSESSMENT:** Levy judgment on taxes \$271 onetime charge on taxes per Falzon due to misconduct of Township clerk who was recalled.

**ELECTION OF TRUSTEES:** The annual election of Trustees will take place on 7/23/11 from 11:00 a.m. until 1:00 pm. Need additional person for election day besides Parkers. Fran Parker is running. Hess previously told us that he would do absentee ballots. Process needs to be followed through due to legalities. Those running are Dave Falzon, Mike Troisi, Fran Parker, Manny Mallia, Robert Schlotterer and Greg Amyot. Jane Evola and Joe Rotellini are on until 2012. We have 2 openings. Nominations close at the end of the General Membership meeting today. Diane Rizzo volunteered to help at elections.

**NEW BUSINESS:** Regarding sewers, in Appeal with DEQ and the Michigan Supreme Court. Township won their appeal in the County. DEQ still wants sewers. Engineering firm hasn't been paid yet to the figure of \$3,000,000, however, no funds available to pay them. There may be another special assessment on our taxes. Township has no plans, nothing is budgeted and there are no grants. Waiting to see what the Supreme Court says.

Per Dave Falzon, no Funday planned. Our last meeting is August 27, 2011. If there are enough volunteers, we'll be able to do something.

August 14, 2011 at the Lexington Music Theatre the Music of Mario Lanza will be presented by the Bellini Opera Theatre.

There being no further business, a motion to adjourn was made by Mike Simeone and seconded by Dave Falzon at 12:37 pm.

Respectfully submitted,

Jane M. Evola  
Secretary  
Great Lakes Shores, Inc.