

GREAT LAKES SHORES- GENERAL MEMBERSHIP ANNUAL MEETING

JULY 10, 2010

CALL TO ORDER: The meeting was called to order by President Dave Hess at 7:03pm. The Pledge of Allegiance was said. Board Members present were: Dave Hess, Fran Parker, Robert Schlotterer and Mike Troisi. Absent were: Evola, Falzon, Portelli and Rotellini. There were 33 members present.

MINUTES: The minutes of the June 12, 2010 meeting were read by Mr. Schlotterer and approved as presented by the membership.

TREASURERS REPORT: Mike Simeone presented on Mr. Rotellini's behalf the Annual Report of expenses for the period ending July 10, 2010. He presented a budget vs Actual Report. He also gave an update on the status of delinquent account collections. The Treasurers Report was accepted as presented.

PRESIDENTS REPORT: Sewers - Dave gave a comprehensive update on the status of the Sewer Project. Membership was extremely interested and extensive conversation ensued. Much of the conversation covered the information that is being circulated, much conflicting, by various parties in the community. Dave urged citizens to attend township meetings and participate when possible in discussion. Dave had available for those present a map of our area and the various pumping stations proposed.

Discussion also took place concerning property owners who had multiple pieces of property and although adjacent were receiving more than one tax bill. Property owners were advised to contact the Township about the advantage of combining property in order to mitigate some of the sewer fees that would be assessed.

Blight - Dave reported that there was a new blight officer for the township and asked if there was anyone interested in working with the Blight Officer and reporting concerns of the associations membership. Diane Wert(sp) of 389 Birchcrest volunteered to work on this. Dave is to get with her on details.

Clubhouse Repairs - The repairs to the floor were complete and the membership was appreciative of the timeliness of the projects completion. Mike Simeone questioned whether the by-laws were followed and whether the Board had the authority to proceed with the repairs. There was debate on whether this required a vote of the membership. Various sides presented their views as to whether it did or did not require a vote. Similar discussion was held at the June 12, 2010 meeting, and it was conveyed that the repairs would be made as much support was given. Since there was support it was discussed how a vote could have been taken at that time. It was suggested by Fran Parker that since there seems to be differing views and interpretation of the By Laws that perhaps they should be amended to clarify any ambiguity that might exist. There was support for a future revision. President Hess apologized to Mr. Simeone and indicated that there was

no intent on his part or any of the Board Members present on June 12th to proceed without authority. They felt that in fact they were authorized to make the repairs.

HURON BAY - there is an issue with drainage runoff at the Huron Bay seawall. Members indicated that an "unknown" agent has caused corrosion of the seawall. The Board will be _____.

CLUBHOUSE ACTIVITIES: Dave indicated that he would like to invite members to see the clubhouse and wanted to talk about having an open house still this season. There was general support. An objection was raised by one of the neighbors who were concerned about potential vandalism, litter that might occur and damage his adjacent property. He asked who would supervise this get together. It was discussed how the people attending were in fact all homeowners and that they would monitor themselves as well as the Board and others would be present.

This conversation then led to a discussion about whether the hall could now be rented. A motion was made to begin renting the hall again. Mike Simeone raised the question if a permit or special insurance was needed if alcohol was served. There was much conversation about this. Many people have rented the clubhouse at Blue Water subdivision, for less money then what would be charged by GLS and they did not have to purchase insurance, have a security guard present etc.

Denise Manninen indicated that she had previously checked into the Insurance issue for alcohol and it was determined that the renters own person property insurance would cover them. Others mentioned that they believed that the Clubhouse committee had researched this last year and in fact no additional insurance was needed. Mr. Simeone questioned this. Rather then continue the debate it was decided to suspend the motion to re-open the clubhouse for rental pending the opinion of GLS's attorney. The attorney's opinion would be sought.

DRAINS/DITCHES – Issue on the drain on Aspen and Lakeview as discussed. It was decided to _____.

ELECTION REPORT: Fran Parker solicited nominations for the Board. She discussed the need to have more people involved as the present board has been in place for a long time and that vacancies do exist. If the community wants additional things done, then more people need to get involved. Manny Malia was nominated by Denise Manninen. It was conveyed that he needed to accept the nomination to be placed on the ballot.

The time of the election, date and location were given.

ADDITIONAL ITEMS FROM MEMBERSHIP: Members present asked for approval to cut some of the Sumac and foliage that was growing extremely high on the bluff in front of their homes. Permission was given to the homeowner present to cut, not pull out, the Sumac as asked.

Curt Manninen asked if the Board had done anything about investigating the possibility of a Boat Ramp in the subdivision. Dave indicated that there was no one on the Board who could take on the investigation of this and asked that a committee be formed, headed by Curt, who would investigate the feasibility, cost etc. Curt indicated that he would look into this. It was noted that anything of this magnitude would need to have a comprehensive plan and approval by the membership. At the same time this would be investigated it was asked to see if the ramp could be multi purposed to accommodate access by handicap residents. Dave Hess indicated that a property owner had raised this issue and whether the association was legally obligated to provide handicap access to the beach. Dave has referred this to the GLS attorney for his opinion.

A member also discussed an incident that occurred involving a dog that gotten loose and bit another dog and resident. The local authorities have dealt with this.

There being no further business the meeting a motion to adjourn was made and accepted at 8:20 pm.

Minutes submitted by Fran Parker