

Great Lakes Shores

General Meeting Minutes- July 9, 2016

Information and discussion meeting only: not enough board members to carry on business.

Meeting was opened at 11a.m.

Roll Call- David Falzon, Greg Amyot, Manny Mallia, Mike Watson
38 Residents in attendance in addition to the board members.

Not Present- Bob Scholterer, Fran Parker, Joe Rotellini, Mike Troisi, Michelle Sulecki, Gary Warzbok

General Meeting Minutes- (Review only) There were no discrepancies noted.

Treasurer's Report- (Review only) There were no discrepancies were noted.

Delinquent Dues- There was a discussion about the Attorney's fees, the judgment awards and payment plans for people with delinquent dues.

Phase 1 Bluff- Mike Watson reported on area 3, from Huron Bay towards Elm. The Project has been completed. The final cost was \$151,000.00. This is a little over budget due to unexpected additional costs. The cliff is still unstable, but with time and proper maintenance, should harden and support normal everyday activity.

Phase 2 Bluff- The Board needs to draft a "Cover Letter" that will be mailed out to the homeowners in this Subdivision. The letter will contain information regarding Phase 2 Bluff, seeking approval of the membership to proceed with repairs and maintenance of the bluff and asking for financial support. There needs to be 51 % approval of the membership for this project to move forward. If granted, the Board will approach the Township to ask for collection help.

Note: This assessment is not tax deductible:

- Cost would be approximately 1 million to 1.3 million
- Maintenance estimates could be included in the proposed cost
- The DEQ has to give final approval of the project for it to go forward

- TIF: Tax Increment Financing- Township retains a portion of the subdivision taxes to pay for major projects. TIF is tax deductible, in certain situations.

Area 7 Option: Dogwood to Cedar

- Critical area
- Approximately \$ 143,000.00 cost
- Permits \$ 6,000.00
- It is essential to start the repairs in this area as soon as possible

BBQ- The Annual BBQ will be on July 23rd from 12:00 p.m. to 3:00 p.m. The Board requests that the membership sign up if they plan on attending, so there can be a more accurate account of how much food and supplies will be needed.

Elections- Elections will be held on July 23rd. from 12:00 p.m. to 2:00 p.m. Anyone requesting an absentee ballot should contact Fran Parker or Bob Scholterer.

New Business- None

The meeting was closed at 12:33 p.m.

Submitted by: Antoinette Cunniff