

**GREAT LAKES SHORES
ANNUAL MEMBERSHIP MEETING
JULY 8, 2023**

MINUTES

Call to Order: The meeting was called to order at 11:04 AM in the Clubhouse at 7168 Baker Road, Lexington, Michigan

Pledge of Allegiance

Introductions: Board Members Present: Scott Cote', Sue Lauzon, Manny Mallia, Shawndra Pileri, Diane Rizzo, Joe Rotellini, Dean Shrewsbury. Board Members Absent: Judy Freeborough, Michelle Larsen. In addition to the Board, there were 55 members present.

Approval of Minutes: Sue Lauzon asked the members to review the minutes provided of the last General Membership Meeting, held on June 3, 2023. There being no questions or corrections, it was moved and seconded to approve the minutes as presented. Motion passed.

Treasurer's Report: Joe Rotellini presented the Financial Report for the Treasurer. There is \$104,008.91 in the checking account and \$ 44,765.96 in the beach fund. We are on target for what has been budgeted, not exceeding any projected expenses. We've spent \$12,000 on projects this year, primarily the walkway on top of the seawall.

Construction Projects Update: Manny Mallia summarized project expenditures this year. We had originally approved \$20,000 for the Area 2 seawall, and \$15,000 for Area 1 and 2 landscaping. We completed those projects for \$19,800 and \$12,625, respectively, so we had \$2,575 left over. At the last meeting, members said they wanted a railing and stairs at the Huron Bay Beach to make access easier. We have an estimate from John Snyder to complete that for \$2,800, so we will divert those funds to complete the Huron Bay access.

We had allocated \$18,000 to fix the road on Lakeview between Aspen and Birchcrest, but Joe Rotellini worked with the road commission and got that done at zero cost. Because members complained about the difficulty of getting to the beach using the pathway on top of the seawall, we used the \$18,000 we saved on the roadway and completed a walkable path with crushed limestone for \$17,500.

The boulder project to reinforce the sea walls and jetties was budgeted last year at \$78,000, and we still had \$44,475 left when we put that project on hold. We now can get John Snyder of General Excavating to finish placing boulders using a smaller piece of equipment and accessing it from the seawall walkway, for \$34,000. This is under budget, and he will do this for us in the fall.

Members thanked the Board for improving the pathway to the beaches. One member mentioned that the jetty at Huron Bay has no cap, so the edges are sharp. Manny said that John Snyder can weld caps, so we can address that but we don't have quotes for it yet. Construction projects will be done between August and next spring, to get them done before Memorial Day. There was a question about the condition of the road on Lakeview between Huron Bay and Elm. Joe Rotellini said he's been working with the road commission, and they say they won't fix it until it's "broken." He did get them to confirm they will never close it. So he proposed a 1/3 share with GLS, the county, and the township to do it. They seem open to that idea, so he will continue trying to get it done cooperatively. It's a big project for GLS to undertake alone, but if we can get a cost share project, it's reasonable.

Mike Watson said that according to the Bylaws, any expenses greater than \$5,000 need to be approved by the membership, so to stay in compliance with that, he made a motion for the membership to approve the budget as presented. Upon second, the motion passed.

Board of Trustees Elections and Annual Picnic: Sue Lauzon said that elections for Board of Trustees will be held in 2 weeks, on July 22nd, from 11 AM to 1 PM in the Clubhouse. She has 25 printed ballots with her today, if anyone can't vote in person and needs an absentee ballot. Diane Rizzo has offered her house as a drop off point for absentee ballots, and she will also have an envelope with blank ballots available at her house. Six Trustee positions expire this year, and 7 people are running for those positions. Boni Lillibridge is preparing food for the annual picnic again this year, which will be in the Clubhouse at the same time as the election. People are welcome to bring a dish to pass, but it's not necessary.

Manny Mallia said he needs volunteers to serve on the Election Committee. Fran Parker has already volunteered, and Diane Rizzo will be the Board representative on the committee. We need at least one more volunteer. Two people volunteered.

Other Business: Since our garbage contract expires at the end of next April, Diane Rizzo has been working with Scott Cote' to evaluate the best service to work with. Waste Management is still the best to go with. Jeff's declined because they don't do large groups, and Emterra has bad reviews. The other subdivisions have been unwilling to combine with us to get a single contract, because all of the contracts have different expiration dates, which complicates things. Members said that they have been charged a \$40 fee for vacation hold by WM, but Diane said that our contract stipulates members will not be charged for vacation hold, so if that happens, call and tell them you're under the GLS contract and they will remove the charge.

Joe Rotellini discussed additional projects for the remainder of the year. He had already planned to put a cap on the jetty at Huron Bay, and there's also a big piece of steel that needs to be removed from the water. We are also looking at putting a T-groin in at Cedar beach, to enhance the beach area. This would hold the sand in the corners and gradually build a beach in a cove shape. We need to explore what permits are needed, and will go from there.

One member asked if we can put the Short Term Rental issue on the agenda for the next meeting. The Board and other members said that, no, we voted at the last meeting to follow the Worth Township ordinance, so it's been settled.

Members who were concerned with things like golf carts going too fast or being driven by children were reminded by Manny Mallia that we have a full time sheriff's deputy assigned to our area, and you should call the sheriff's office if you see this. Renee Campion, who said she is a retired police officer, said that Michigan State law says you must be 16 and have a driver's license to operate a golf cart. This is absolutely an offense you can call the Sheriff for. She gave their non-emergency number as 810-648-2000. It was suggested that this number be posted on our bulletin boards.

Shawndra Pileri mentioned that there have been plenty of instances of dogs on our beaches during the daytime, which is against our rules. We all need to say something when this happens.

Adjournment: Upon motion and second, the membership voted to adjourn the annual meeting until it's reconvened in 2 weeks to hold elections. The meeting was adjourned at 12:01 PM.