



Great Lakes Shores Annual Newsletter

IMPORTANT DATES!

Special Presentation on Beachfront – May 28th 9:00 am
General Meeting – June 11th 11:00 am
Annual Meeting – July 9th 11:00 am
Annual Elections – July 23rd 12:00 pm to 2:00 pm
BBQ – July 23rd 12:00 pm to 3:00 pm
General Meeting – August 27th 11:00 am

All GLS meetings are held at the clubhouse, 7168 Baker Rd.

All Board of Trustee meetings are held on the same dates as listed above starting at 9:00 am. These meetings are open to the membership, however, those wishing to address the Board during Trustee Meetings must be on the agenda. Those wishing to be heard are asked to contact the GLS Secretary.

2016 GLS BOARD of TRUSTEES

Dave Falzon	President
Manny Mallia*	Vice President
Robert Schlotterer	Secretary
Greg Amyot	Treasurer
Fran Parker	
Joe Rotellini*	
Michele Sulecki*	
Mike Troisi*	
Gary Warzybok*	
Mike Watson*	

*Denotes term ending in 2016

SEAWALL RESTORATION PROJECT

We have serious problems along the entire length of the seawall. The seawall is starting to fail between Dogwood and Cedar. The bottom of the seawall is pushed out more than a foot from the top. The only thing keeping the wall from collapsing is the tie-backs. The problem is the seawall was only pounded three feet into the ground when it was originally installed. The same is true with the angle supports in front of the seawall. Water has eroded the bottom side of the seawall and can now infiltrate behind the seawall onto the cliff side. The ground is sinking and washing away. The water behind the seawall moves with the wave action. There is another spot at Dogwood that is starting to fail at the junction of the jetty.

Phase 1 construction has been delayed until the Spring. The permit approvals took longer than expected and construction crews were booked solid on other projects. Parker Construction has been contracted to do Phase 1 construction and will tentatively begin in early May. Phase 1 construction will repair the damaged seawall from Huron Bay to Elm. The original cost projections for Phase 1 construction were underestimated. In addition to the special assessment, a loan is being secured to cover the cost of the project.

The project engineering company BMJ will host a special presentation/informational meeting on Saturday, May 28th at 9:00 am at the Clubhouse.

Discussions will occur over the coming summer regarding Phase 2 of the seawall restoration project.



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PHASE 1 – SPECIAL ASSESSMENT

The Seawall Restoration Project - Phase 1 Special Assessment was approved by a vote of the general membership at the August 29th, 2015 Great Lakes Shores General Membership meeting. A letter and the billing statements were mailed to each property owner within Great Lakes Shores in late November of 2015. A second notification billing statement was mailed the first week of March, 2016 to those property owners who had yet to pay. A final assessment billing statement will be included with the yearly dues notice of those property owners who have not paid the assessment. *Please refer to Article X - Section 2 of the Great Lakes Shores By-laws.*

SEWER INSTALLATION / CONSTRUCTION

Per the Worth Township website (www.worthmi.org), the sewer project is supposed to begin the Spring of 2016. To our knowledge, this is not occurring and unfortunately we have no further information to share at this time.

WASTE PICKUP

Great Lakes Shores has established rubbish and yard waste pickup through April of 2018 with Waste Management. Each individual property owner within Great Lakes Shores has the opportunity to contract with Waste Management and establish a pickup service that is tailored to their specific needs. The service through Waste Management includes weekly yard waste pickup and a seasonal hold option. The seasonal hold option allows you to stop and start the service whenever you need, for a minimum of four weeks. A rolling trash cart is provided with the service at no additional cost. You can contact Waste Management Customer Service at (866) 797- 9018 or by email: CustomerService_MIOHIN@wm.com

TRAFFIC SAFETY

The promotion of safe driving habits within Great Lakes Shores is everyone's responsibility. No motorized vehicles are allowed on the beach or the bluff area at any time.

All roads within Great Lakes Shores fall under the jurisdiction of Worth Township, Sanilac County and the State of Michigan traffic laws and ordinances. Please report any unsafe or dangerous drivers to the Sanilac County Sheriff or the Michigan State Police.

BEACH RULES

No glass containers are allowed on the beach at any time. No unattended gas containers are allowed on the beach. Dogs are allowed in certain areas of the beach and at designated times. Fires during the day are not permitted. If a fire is held at night, then all debris must be cleaned up and removed. Please anchor your boat or personal watercraft in the designated areas. Please cleanup before leaving the beach and leave only your footprints.

ASSOCIATION DUES

The 2016 Great Lakes Shores yearly association dues are payable through July 9th, 2016. Payments that are received and postmarked after this date are subject to a \$10.00 late fee. It is essential to the well being of the association that all property owners maintain current payment of their association dues. Article X - Section 2 of the Great Lakes Shores By-laws state: *All annual dues and special assessments levied against any or all members not paid by August 31st each year shall become a lien upon the property of the delinquent member and such delinquencies may be enforced by court action. All costs of such action shall be assessed to the member and become part of said lien, including but not limited to actual attorney fees.*



Great Lakes Shores Annual Newsletter CLUBHOUSE, PARKWAYS, CLIFF AND BLUFF AREAS

Regular lawn cutting, special needs, and routine maintenance will be scheduled by Fran Parker and Manny Mallia. No one is authorized to contact the landscape company directly or to hire any other contractor to perform work on Great Lakes Shores' property. The cliff, bluff and parkway will be undergoing maintenance as a result of cliff damage so maintenance will be scheduled around work being done. No dumping or disposal of anything over the bluff is permitted. No one is allowed to trim, cut or dislodge any shrubs, trees or grass from the parkways, cliff or bluff area within Great Lakes Shores.

ELECTIONS

Our annual election of Board Members will be held on **July 23, 2016** at the GLS Clubhouse. The hours of the election will be from **NOON until 2:00 pm**. We are looking for new members who will be willing to help maintain and improve our community and serve on the Board of Trustees. If you are interested in running for the board you must make your intention known either in person at one of our meetings, or by other means, no later than the close of the GLS membership meeting on July 9, 2016.

Also, we are in need of help the day of the election. Please contact Fran Parker if you are willing to donate a few hours of your time.

RENTERS AND GUESTS

Last summer season many residents voiced concern about guests or renters of properties having fires on the beach, leaving debris on the beach, and having dogs on the beach during daytime hours. Many approached people and informed them of the association rules they were frequently told they were renting or just up for the weekend. So that we may all continue to enjoy the community and association property we ask that all homeowners inform their renters and guests of the need to abide by GLS association rules.

ANNUAL BBQ

Come join in the fun and meet your neighbors at the 5th annual BBQ and Pot Luck on July 23rd from 12:00 to 3:00. The event features hot dogs, hamburgers, pulled pork, and all the summer picnic fixings supplied by GLS. You are encouraged to bring a dish to pass. To ensure we plan for enough food, please RSVP to Greg Amyot at (586) 212-5539 or by email to toyma1963@hotmail.com.

BLIGHT

The neglect and abandonment of property within Great Lakes Shores is a major concern that is aggressively being addressed. The most detrimental item that reduces property value is blight. Worth Township has taken steps to address and improve the blight issue. Please report all blight concerns to John Yatros, the Worth Township Zoning Administrator, at (810) 359-8852 xt 6 or by email at zoning@worthmi.org.

TRUSTEE TRANSITIONS

Greg Amyot has resigned his position as Association Treasurer due to personal reasons. Greg will remain a trustee. Joe Rotellini has stepped back in to fill the role for the current year.

Mark Van Epps has resigned his position from the Board of Trustees.



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2015 BUDGET / YEAR END REPORT

INCOME

DELINQUENT HOUSE DUES	\$700.00
HOUSE LATE FEES	\$150.00
DELINQUENT LOT DUES	\$280.00
LOT LATE FEES	\$110.00
2015 HOUSE DUES	\$30,800.00
2015 HOUSE LATE FEES	\$355.00
2015 LOT DUES	\$1,365.00
2015 LOT LATE FEES	\$10.00
DELINQ. DUES PAID DIRECTLY TO GLS	\$9,538.14
DELINQ. DUES PAID DIRECTLY TO ATTORNEY* (ALSO REPORTED UNDER ATT. FEES)	\$6,150.79
CLUB HOUSE RENTAL	
DONATIONS	\$200.00
MISCELLANEOUS	
TOTAL INCOME	\$49,658.93

EXPENSES

BUDGET

2015 ACTUAL EXPENSE

CLUBHOUSE	\$2,000	\$250.00
BEACHFRONT	\$5,000	\$344.29
INSURANCE	\$2,000	\$2,171.00
PROPERTY TAXES	\$2,000	\$1,518.15
UTILITIES	\$900	\$680.28
LAWN MAINTENANCE	\$5,500	\$6,620.00
MEMBER COMMUNICATIONS	\$1,500	\$2,619.86
PROFESSIONAL FEES	\$3,000	\$2,820.00
OFFICE SUPPLIES	\$1,000	\$1,376.83
CONTINGENCY	\$5,000	0
ATTORNEY FEES (PAID BY GLS)	\$12,000	\$14,285.03
ATTORNEY FEES* (PAID DIRECTLY TO ATTORNEY)		\$6,150.79
MISCELLANEOUS	\$50	\$30.64
MEMBERSHIP ACTIVITIES	\$750	\$498.07
TOTAL EXPENSES	\$41,150	\$39,364.94

\$49,658.93 TOTAL 2015 INCOME

(-) \$39,364.94 TOTAL 2015 EXPENSES

\$10,293.99 2015 NET ORDINARY INCOME



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GLS Delinquent Dues Collection Process 2015 YEAR END REPORT

	DUES/FEES	ATTORNEY	TOTAL
Accounts paid in full:	\$10,051.30	\$12,113.56	\$22,164.86
Payment Plans:	\$6,547.23	\$15,662.25	\$22,209.48
Bankruptcy / Foreclosed Property:	\$1,110.77	\$11,403.35	<u>\$12,514.12</u>
Total Funds Collected:			\$56,888.46
Judgment Awards: <i>(currently going thru collection process, awaiting Appeal Court decision or probate court)</i>	\$4,417.92	\$62,403.51	\$66,821.43
Delinquent Accounts placed on hold: <i>(liens have been placed on all properties)</i>	\$2,555.00	\$6,296.09	\$8,851.09
Remaining Balance Owed on Payment Plans:	\$4,337.77	\$31,910.70	\$36,248.47
Total Balance Owed to GLS:			\$111,920.99
Amount owed to Meisner for dues collection:			\$70,000.72
Amount owed to Meisner for Atty. Malpractice case:			\$18,062.05
Amount owed to Meisner for misc. legal fees:			<u>\$1,253.80</u>
Total amount owed to Meisner:			\$89,316.57
Amount that GLS will be owed after Meisner is paid in full:			\$22,604.42



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PHASE 1 ASSESSMENT SAVING ACCOUNT 2016 MONTHLY REPORT

RAFFLE DEPOSITS	\$2,120.69
ASSESSMENT PAYMENTS	\$73,355.00
ACCOUNT INTEREST	\$2.71
PARTIAL PAYMENT	<u>\$75.15</u>
TOTAL 2015 PHASE 1 ASSESSMENT INCOME	\$75,553.55

RAFFLE EXPENDITURES	\$620.00
PARKER CONSTRUCTION	\$1,500.00
BMJ ENGINEERING	\$8,100.00
PERMITS	\$700.00
PHASE 1 ASSESSMENT MAILING/COPIES	\$664.18
PHASE 1 2ND NOTIFICATION MAILING	<u>\$174.30</u>
TOTAL 2015 PHASE 1 EXPENDITURES	\$11,758.48

PHASE 1 ASSESSMENT SAVINGS ACCOUNT	
BALANCE AS OF 3/22/16 :	\$63,795.07

237 PAID @ \$260 = \$61,620.00

29 PAID @ \$290 = \$8,410.00 71 UNPAID @ \$290 = \$20,590.00

20 PAID @ \$130 = \$2,600.00

5 PAID @ \$145 = \$725.00 19 UNPAID @ \$145 = \$2,755.00

79% HAVE PAID THE "HOUSE" ASSESSMENT 21% HAVE NOT PAID THE "HOUSE" ASSESSMENT

57% HAVE PAID THE "LOT" ASSESSMENT 43% HAVE NOT PAID THE "LOT" ASSESSMENT

3/29/2016