

Great Lakes Shores Inc

General Meeting

Minutes of July 13, 2013

OPENING AND WELCOME: The meeting was called to order by President Dave Falzon at 11:15am, at the Great Lakes Shores Clubhouse. Members present: Greg Amyot, Dave Falzon, Fran Parker, Mark Van Epps, and Gary Waryzbok.

MINUTES: Dave Falzon reviewed the minutes of the June 8, 2013 General Meeting. A motion to accept the minutes was made by Jane Evola and a second by Mary Mercieca. Minutes were approved as presented.

TREASURER'S REPORT: In the absence of the Treasurer, Dave Falzon asked Mike Simeone to review the Profit and Loss Budget/Actual statement. Copies were available for all members present. Mike highlighted our total income and expense. He also reported on the amount of dues collected, including an accounting of back dues collected. A motion to accept the financial report was made by Bob Mercieca and seconded by Ann Marie Springer. Report was approved by the membership present.

DELINQUENT DUES: Dave Falzon updated the membership on the progress in the collection of delinquent dues. He indicated that on Thursday, July 11th, both he and Joe Rotellini met with the Meisner law firm to discuss the collection of delinquent dues. In addition they discussed a reduction in fees paid by the association going forward. The firm was receptive and general payment terms were discussed. They will be captured and presented in writing for our files.

Significant progress was reported. We had three (3) cases go through the entire legal process and were decided in our favor. There are six more cases that are scheduled next to be heard. In addition we have set up payment terms for 6 homeowners and have another 3 being worked on.

There was discussion by the members as to how this process is important and that the delinquent collection needed to be done. They expressed appreciation for the work done.

Dave shared that we will look into a streamlined approach for the future, including the placing of liens earlier in the process.

WEBSITE: It was reported that the previous website developer is no longer available to help with website updates. Prior to hiring someone to do this, Gary Warzybok volunteered to talk to Bob about how the site was developed. Depending on how it was constructed he might be able to update it.

SEWER PROJECT: Gary Warzybok provided an update based upon information published on the sewer projects. The township is applying for grants.

NEIGHBORHOOD WATCH: Gary has researched neighbor watch criteria and has assembled material on what homeowners should do. He will consolidate his research and have something to hand out to our members at the annual BBQ on the 27th.

BLIGHT: Dave and Mark discussed blight and what standards constitute blight. Dave referred to township ordinances that refer to blight. The association has prepared a list to share with the new blight officer who has been active cleaning up M-25 and also has already provided assistance on some property issues on Birchcrest. Greg Amyot indicated he has been extremely helpful in dealing with that issue.

The new blight officer, John Yatros attended our meeting. He resides within our association and talked about his efforts and the Townships to reduce blight. He stressed the need for cooperation and urged us all to attend township meetings. He highlighted the problem with blight and indicated that he has spent considerable time working on the issue. He has met with the Township attorney and they will be following up on concerns. He highlighted several properties that are known and of concern to our association and also those in Lexington Heights and Huronia Heights. Among those being addressed are Cousins Party Store, Forest property, Willow Court property, and others. The property on Elm and Byron will be offered at the Sherriff sale on the 25th of July. He was not able to place a lien in time to have grass cut on that property. Just within the short time he has been on the job he has issued over 55 grass violations. The Board presented him with the list of properties that we have heard complaints on. **He urged us to get involved attend meetings and to move forward in supporting the efforts of the Township. The membership applauded his efforts and thanked him for his attendance.**

BBQ: The BBQ is set for July 27th. Members were asked to sign up if attending. Everyone is encouraged to pass a dish. The association will pay for the main staple food such as the hamburgers and hotdogs. Over 75 people attended last year. A flyer was developed that will be passed out to property owners. Membership loved the poem that Diane Rizzo wrote! Thanks Diane.

ELECTION: This year the election will run from 12:00 to 2:00 pm to overlap with the BBQ. Mike Triosi has made it known he will not run again for the board. Dave Falzon, Greg Amyot, Fran Parker and Robert Schlotterer have confirmed their intent to run. Nominations were solicited at today's general meeting. Inquiries from the audience as to the duties of the Board were made. At the conclusion of the meeting no one else sought to run. Volunteers to assist in election were solicited. Jane Evola offered to handle absentee ballots.

STOP SIGNS: Dave read to the membership the correspondence received on the stop signs from the County. It referenced previous correspondence sent on the subject in 2004. However, the documentation sent was from 2004 and was not for our association. They indicated that stop signs should not be used to slow traffic. They further sited that accidents would have to be documented to show we need them. Dave responded to the email received and we are awaiting a response. He did outline how the road commission had already indicated their support. The membership again voiced concern about Golf Carts and the speed in which they are being operated at and also the age of the drivers.

NEW BUSINESS:

The topic of dogs on beach was discussed. Some dog owners have indicated that they would like to have a "dog friendly" beach area that was not confined to the before or after eight o'clock hours. The topic was discussed at the board meeting and presented to the membership at the general meeting. We discussed suggestions considered like changing the no dogs on beach hours to noon-8pm, or designating 1-2 dog friendly areas during the day. Possible sites were discussed. There was discussion as to how the current rules are hard to enforce and also how some people have been hostile when asked to remove their dogs from the beach. There was general favorable response to a separate area, most likely to be the boating area(s).

Adjournment: A motion to adjourn was made by Bob Mercieca at 12:20pm.