

June 6th, 2015 General Meeting Minutes

Meeting Called to order at 11:02 by Dave Falzon

Roll Call – Dave Falzon, Fran Parker, Mike Watson, Greg Amyot, Gary Warzybok, Robert Schlotterer Manny Mallia, and Michelle Sulecki were present. Joe Rotellini and Mike Troisi were not here. There were 25 residents in attendance. It was announced that Mark Van Epps resigned as a board member.

Review of minutes – Mary Mercieca motioned to accept the minutes as presented, Bob Mercieca 2nded. Approved unanimously.

Treasurer's Report – Greg presented the 2015 treasurer's report. The budget is \$40,400.00 for 2015. Actual expenditures year to date are \$16,377.55. The dues collected so far are \$16,147.89 as of June 1st, 2015. John Yatros motioned to accept the treasurer's report as presented, Julie Fullbright 2nded. All approved unanimously. The verbiage has been changed on to include "The sale of the vacant parcel" and show the final Net Income/Loss. The final 2014 Year-end financial statements are up for acceptance. Michelle Sulecki motioned to accept the 2014 year-end financial statements, 2nded by John Yatros. Passed with 1 in opposition (Mike Simeone).

Attorney Case Results – The case was settled. There is a confidentiality clause as part of the settlement. Only the following information can be disclosed – "The matter has been resolved."

Delinquent Dues Process – On going process. There were 6 collection cases where attorney fees were denied by the local presiding judge; these are being followed up with the appeals court. The first case was reversed by the court of appeals; there are 5 pending cases in the appeals process. Our attorneys have advised the 5 pending cases of the outcome in hopes to expedite the process. The collection process goes: 1st letter, 2nd letter, then we move forward with placing a lien on the property. This year we have agreed to pay our attorney \$1,000 per month for the past collection efforts. There are 12 more properties that will hit the \$300 delinquent dues threshold for collections this year. We are still withholding "new" collection placements with the Meisner group until we collect on the cases in process. The current payment plans on past cases bring in approximately \$700 monthly.

Waste Management – Waste Management now has a direct relationship with the residents for waste collection. Dave fielded about a dozen calls on the process by people who were confused as to how they were paying for waste collection. WM has a GPS that tells them who has signed up for trash service. There are a few people who said they are being charged \$1 per month for their bin. There is some minor confusion on the actual cost of the service. Dave Falzon reiterated to contact WM direct, if the problem still persist contact Dave. The Township was resistant to refunding monies for waste collection. Ultimately, the Township refunded \$116.05 per GLS resident. There are approximately 87 residences that have not taken the service. The waste collection process is working.

Website – The website is now up to date. We will accumulate changes to have the updates done once a month. Within the next week, we will send the latest updates to the website.

Lawn Maintenance – We have re-signed with our lawn service company, Sure-Cut, for 2015. Any issues bring them directly to Fran or Manny. We have told the company not to cut the bluff grass “over the edge”. We want the bluff grass cut to a height of 6”. There was a heated discussion on whether cutting grass high will help to save the bluff.

Concerned Association Meeting Update – The association is a group of local people representing the various sub-divisions within Worth Twp. to share ideas and concerns.

Sewer & Drainage Project – There are 5 residents on the committee in addition to Joe Rotellini and Manny Mallia. The members have experience with the jetty and seawall project. Lakeview is going to be our biggest concern for drainage. Bids are being taken for construction. The project is set to start when the weather breaks in 2016. Dave outlined what the pumping stations may look like and where the “lagoon” will be. John Yatros gave an update that we may have an option to include drainage on the roads as part of the project to help save the bluff. The Worth Twp. website has the proposed sewer plan. Right now it looks like the assessment will hit tax bills in December 2016. Greg Daniels voiced his concern on Joe’s continued absence and sitting on this committee.

Cliff / Bluff / Beach – Dave had pictures of the bluff/cliff damage blown up for the association to see. Last year’s damage has been repaired by the contracting company, Parker. The next stage is to backfill the concrete with a sand gravel mix to sift in and fill the voids. Parker received approval from the Road Commission and Soil & Erosion Department to restore the area. Dave Falzon explained that the board does nothing without the proper legal and regulatory approvals. Parker jumped on the problem very quickly and did good work. There are issues with the seawall buckling in multiple areas. The area by Birchcrest beach heading to Aspen beach is going to fail soon. We can’t do anything until the soil gives then we will backfill with concrete. We will form a committee to handle the upcoming issues. Sept 20th of 2014, a small group got together to scrape and paint the stairs.

Association Dues – We have some major expenditures that are coming up including jetty repairs/extensions and seawall repairs. We are discussing increasing the dues or creating a special assessment. The board will get a package with all of the information and present it to the membership. There was a lively discussion with various ideas. The membership agrees there are serious issues that need to be addressed and additional funds would help to solve those issues.

Raffle – The intent of the raffle is to raise money to support the cliff projects. We want to clear \$2,000 after costs. We are taking donations to be raffled off.

Bar-B-Que – The event will be held on the 25th. We will keep the food available a little later than 3:00 pm. We will ask for a dish to pass. Greg will again have pulled pork and a dish to pass. Please give Greg a head’s up on how many people/kids will attend. Greg will have \$500 for seed money for the event.

Clubhouse – No current interest or rentals.

Blight – John Yatros is moving forward to resolve the current issues of blight. There we 12 dilapidated cottages demolished last year. John Y. has asked the board for support to create a letter or petition to voice their opinion.

New Business:

Leash Law – a concerned citizen voiced her opinion if we can get a leash law either through the association or through the Township. Animal control complaints should be followed up with John Yatros.

New A-Frame Sign Boards – Placed along 25 throughout the Association property. Very well received.

3rd Wednesday of the month at 6:30 Worth Township has a board meeting.

Motion to adjourn the meeting by Mary Parker, 2nded by Bob Mercica. Passed unimously. Meeting closed at 12:50 pm.

Schram, Sandra - New Mailing Address (Remove James Schram as he is decesased)
sschram48071@yahoo.com

11398 Rolling Meadow Dr.

Fenton, MI 48430