

LAKEVIEW PARK PROPERTY OWNERS ASSOCIATION

MINUTES MAY 29, 2004

Officers in attendance: President, Daryle Smith, Sec/Treas. SuzAnne Larkin, V.P. Dick Quaderer, Trustee, Darren Plastow.

Meeting called to order at 10:05A.M. by Pres. Smith.

Minutes of August 2003 meeting read by Sec. Motion to accept was seconded from floor. Approved.

Treasurer's report read by Sec., Suzie. She explained how the last ending balance was different from the current starting balance at this time. Motion was made, seconded, and approved to except report.

MEMBERS IN ATTENDANCE: Approx. 90 members and guests. Membership cards were issued to members who have paid this years dues, (\$50.00) These cards were used for voting, (one vote per household). **Please bring membership cards to all future meetings as your TICKET TO VOTE.**

President Smith talked to members: LPPOA is fighting to survive.

Sec./Treasurer: Suzie explained that she has not received all LPPOA records as of date. Records turned over to the previous sec. (Todd Kuzma) in May 2002 were not returned to her despite recognition of having received them from then Sec/Treas. Pat Jeffrey. Our LPPOA records are not complete with some information torn out, and many association records missing. Residency cards were filled out by members in attendance; we need an **up-to-date mailing address and phone numbers, and please current phone numbers including correct area codes.**

Lawn mowing: Do we have contracts? Do we exclude dues payments for residents who mow free gratis? Motion was made by Mike Mordan to contract mowing for 2005. Seconded and approved. A maintenance plan should be devised, taking into consideration free mowing of the parkway.

Previous board members accepted the resignation of Tom Noel & Todd Kuzma. Daryle Smith was appointed to the Presidency and SuzAnne Larkin to be Sec/Treasurer.

ELECTION OF NEW OFFICERS: TERMS of - 3 YEARS (until May 2007)

President; Nominated by Suzie, **Daryle Smith** seconded and approved. Daryle accepted.
Vice President: Bud Forbes and Dick Quaderer were nominated and seconded. The By-Laws were discussed, (permanent residency not required). **Bud Forbes was elected** and he accepted. Approved. **Sec/Treasurer: SuzAnne Larkin** was nominated and seconded. Suzie accepted. Approved. Trustees: Nominated: Gil Opeleski, Carl Roushkolb, Richard Sislo, and Dick Quaderer. All were seconded. **Gil, Rich and Dick were voted in as Trustee's. Gil Opeleski has volunteered to be Dock Chairman, Carl Roushkolb will assist him.** Approved.

OLD BUSINESS: The survey has nearly been completed and all property identified. Cost will total \$8750.00, which agrees with our estimate. Concrete monuments will be installed along with GPS points. There have been 4 decks and 5 wells built on LPPOA property. The **Board of Health** suggested we cap these wells, as the association. is responsible for them while they are on LPPOA property. No action taken as of this date. (The Township issues permits for any construction on the integrity of the homeowners, property stakes aren't considered).

NEW BUSINESS: We now have 6 lawsuits against the association, with at least one more coming. Three are North of Washington Street and 3 are South of Adams. We will be going to court June 7th regarding the restraining order against us using the association property north of Washington. Street. The adverse possession charges remain ongoing; they are trying to claim LPPOA property.

Deed Restriction: Mike Mordan discussed the 1928 Charter restriction that was part of his deed. It was requested that the attorney evaluate the significance of that deed restriction that should be on all property in Lakeview Park Subdivision.

NOEL SUIT: Noel is trying to get approval of possession of our property by charging he has maintained it. We have been disregarding his dues plus paying him for cutting the association grass south of Adams Street to Quincy. He was paid **\$150.00 per year from 1997 thru 2001. During the time he was in office as our LPPOA President, he then received \$250.00 from Treasurer Todd Kuzma for both the years 2002 and 2003.**

ASSESSMENT: Motion was made by John Biafore to charge every property owner a one time assessment of \$100.00 each to start a fund for fighting the pending law suits and other legal expenses should they arise. Motion seconded and approved. Hardship cases may pay by installments. Assessment to be paid in full by September 1, 2004. (Rentals included). A motion was made by Bud Forbes, seconded by Stan Szyszlo to have no restrictions placed on using the CD's owned by the association, Motion approved.

Suggestion was made to look into getting a restraining order on the contested property. Gary Larkin questioned the legality concerning the wells on LLPOA property. He also asked that any pertinent information be turned in to the Secretary by the resident's.

MEMBERSHIP CARDS: Previous Secretary (Kuzma) discontinued the use of membership cards. We are going back to membership cards as a means of showing your dues are paid and as the instrument you will use to vote (by showing your card) at all future meetings. Please remember to bring your card so your vote will count. Membership Cards were given out to those in attendance.

DOCKS: There were questions on availability. If someone has a temporary dock designation, the dock chairman must be notified.

DISCUSSION: re: Ex-Pres. Noel. The members were informed that the ex-president has a judiciary duty to protect the interests of the association and should be held accountable and responsible for any expenses that are incurred on his behalf.

WATER LEVELS: County Commissioner Bill McCaleb explained the water levels. They are: Winter 5.24, and Summer 6.24.

SEA WALL CONSTRUCTION: Rich Sislo was named head a of committee to look into the DEQ's requirement's for constructing an approved sea wall. We can provide the material and labor, using the DEQ'S guide lines.

DISCUSSION: re: Building permits. The township should be notified that they are responsible for some of the currant LPPOA problems. They should require documentation before issuing any building permits. Permits and construction need to be followed up to assure they are legal.

The meeting was adjourned at 12:23 PM.

Respectfully submitted,
Minutes taken by Phyllis Szyszlo
For Secretary/Treasurer
SuzAnne Larkin