

Minutes for
Lakeview Park Property Owners Association
May 29, 2021
Outdoor Pavilion Richfield Township
Members meeting 10:00 a.m.

This meeting was called to order by President Lee Ferguson.

The minutes were read with no corrections.

***Motion made by Tassie Ferguson and seconded by Kevin Misch to accept the minutes.
All approved.***

The financial reports, which were mailed to every member (and also handed out at this meeting) was discussed with questions from the members present. It was noted that the board decided not to issue any scholarship anymore. It was also the decision of the board to email letters etc. to our members as it will save us money. Our insurance was also discussed.

***Motion made by Dennis Dusseau and seconded by Joe Lumetta to accept the financial report.
All approved.***

President Lee Ferguson announced that we will be discontinuing the Charlton Heston Scholarship until further notice. He also announced that our Insurance costs went up \$9.00. He talked about the limestone on the walkway and repairing some of the parkway. He also announced that we will be doing most of correspondence by email due to the high cost of printing and stamps. If you do not have a computer, we will send by snail mail.

At this point in the meeting, tickets were drawn for prizes. The following have received a \$25.00 gift certificate to Home Depot: **Larry McAdams and Roy Mackey.**

Dock Chairman, Marty Cameron took the floor with the bylaw changes that needed to be reviewed. Words in **bold** will show the change to the wording.

Article V—Section 1 **NUMBER AND TERMS OF DIRECTIORS**: The business, property and affairs of this corporation shall be managed by a Board of Directors composed of seven (7) persons, who shall be members in good standing (paid dues) of this corporation. Each director shall hold office for the term for which **they are** elected and until **their** successor is duly qualified.

After discussion a motion made by Rodney Bentz and seconded by Merrily Madero to accept these changes.

Yes 45 No 0

This section was *approved.*

Article VIII—Section 1 **MEMBERSHIP**: Each Corporation, partnership, or person **listed as an owner of record of property** in a Lakeview Park designated area by virtue of Association Corporation, and such membership shall continue so long as said member shall pay an annual fee of **seventy five dollars (\$75.00)**, or such membership fee as shall then be established, and all special assessment as approved by the membership. The initial fee **based on the days owned in the current year** shall become payable at the inception of such membership and shall be paid thereafter on or before **January 1st** of each year.

After discussion a motion made by Matthew Clay and seconded by Barry Alderman to accept these changes.

Yes 53 No 4 This section was *approved*.

Article VIII—Section 2 **MEMBERSHIP FEE**: The membership fees are for the purpose of maintaining the beach area and lakeshore parkway **liability insurance taxes, maintain educational and recreational facilities, acquire other properties, and promote community interest.**

After discussion a motion made by Joe Lumetta and seconded by Alex Goodney to accept these changes.

Yes 43 No 12 This section was *approved*.

Article VIII—Section 3 **SUSPENSION OF MEMBER’S RIGHTS**: **Members are subject to suspension of membership for voting purposes and use of the recreational facilities (dock space, parkway, beach) when their assessment payments (including dues) become delinquent or a violation of these Amended Bylaws, the Restated Declaration, or the rules and regulations occurs. A member in good standing requires payment of all dues and assessments to be currently paid in full.**

(This wording was completely changed)

After discussion a motion made by Barry Alderman and seconded by Phil Abdo to accept these changes.

Yes 52 No 0 This section was *approved*.

Article X—Section 1 **VEHICLES PROHIBITED**: No motor vehicles, (cars, trucks, motorcycles, three or four-wheel recreational vehicles, ATV, RV’s, etc.) are not permitted on the lakeshore parkway, except to put in docks in the spring and remove in the fall. **Golf carts with current registration from Richfield Township and permitted only if operated by a member with a valid Michigan driver’s license.**

After discussion a motion made by Elroy Bonner and seconded by Barry Alderman to accept these changes.

Yes 55 No 0 This section was *approved*.

Article X—Section 3 **REMOVAL OF ITEMS OR MEMBERS FROM DOCK SPACE:** Prior to removal of docks, boats, posts, etc. by authority of any Board of Director, a written notice must be sent, by registered mail with return receipt, to the last known address of the owner of such item (s) **or dock tenant**. This notice will allow the owner **tenant to cure the default** within **ten (10)** days for the date of notice.

After discussion a motion made by Tassie Ferguson and seconded by Elroy Bonner to accept these changes.

Yes 53 No 0

This section was *approved*.

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At this point in the meeting, tickets were drawn for prizes. The following have received a \$25.00 gift certificate to Home Depot: ***Tony Danilowicz and (information not available. Will correct at next meeting.***

Article XIII—Section 1a) **CURRENT DOCK SPACE TENANT:** All LPPOA dock space tenants have been requested to pay a ONE-TIME fee of five hundred (\$500.00) dollars, for the sole purpose of funding the LPPOA seawall project. This seawall project is intended to protect the LPPOA parkway from erosion. Current dock **space** tenants who do not agree with the proposal, or do not contribute the five hundred (\$500.00) dollars fee, **will not** be subject to removal from their dock space, **nor will** said dock tenant be entitled to reimbursement of any funds used for said lake wall project.

After discussion a motion made by Steve Sweeza and seconded by Rodney Bentz to accept these changes.

Yes 52 No 0

This section was *approved*.

Article XIII—Section 1b) **TRANSFER OF DOCK SPACE FROM CURRENT TENANT TO NEW TENANT**

Any new dock **space** tenants must pay a ONE-TIME fee of five hundred (\$500.00) dollars within thirty (30) days of acceptance or **date of occupancy** of any dock space, **whichever comes first**. After said five hundred (\$500.00) dollar fee is received from said new dock tenant, the departing dock **space** tenant (if original five hundred (\$500.00) dollar funding fee was paid to the LPPOA) will receive reimbursement with a 30 day period. The new dock **space** tenant, upon their relinquishment of said dock **space**, will then be reimbursed the tenant fee, once another new tenant is assigned that space, and pays their tenant fee.

After discussion a motion made by Larry McComb and seconded by Barry Alderman to accept these changes.

Yes 53 No 1 This section was *approved*.

Article XIII—Section 1c) **REIMBURSEMENT, RECORDS, AND HOLDING OF FUNDS:** When a current dock tenant relinquished their assigned dock **space**, either through board action or voluntary removal, the five hundred (\$500.00) dollar fee will be refunded by the LPPOA Treasurer in accordance with **Article XIII, section 1b** of this amendment thereof. All funds pertaining to the LPPOA seawall project will be noted in a separate ledger column for use in determining paid dock **space** tenants. All records of member contribution, donations, and fees associated with said lake wall project will be held by the LPPOA Treasurer.

After discussion a motion made by Steve Sweeza and seconded by Barry Alderman to accept these changes.

Yes 52 No 0 This section was *approved*.

At this point in the meeting, the ticket was drawn for the 50/50. The winner of \$161.00 was won by **Robert Schuh**.

Article XIII—Section 2 **DOCK SPACE ASSIGNMENT**

Article XIII—Section 2b) **DOCK SPACE RESERVATIONS:** If more members desire dock space locations than available space will allow, they will be placed on a dated waiting list. **Only members in good standing will be placed on this dated waiting list and available space will be assigned to the first members on the list.**

After discussion a motion made by Rodney Bentz and seconded by Dennis Dusseau to accept these changes.

Yes 50 No 0 This section was *approved*.

Article XIII—Section 2c) **DOCK SPACE USAGE:** No private dock shall be erected or maintained except for the use and convenience of two (2) or more members of the Association. If a member's boat is not placed on assigned dock space by July 15th, **member is not in compliance and** dock space may be reassigned. If member's boat cannot be placed on assigned dock by July 15th, it is the members' responsibility to contact the dock chairman explaining the circumstances.

After discussion a motion made by Barry Alderman and seconded by Steve Sweeza to accept these changes.

Yes 51 No 0 This section was *approved*.

Debbie Alexander, who is on the Easement Committee, gave her report. Brian Byars owns a home that his propane tank is on. With the LPPOA owning the easements now, it causes a liability to the LPPOA. A motion to table this discussion until we can look into some of the

problems that our new easement, donated from the Richfield Township, has caused.

*A motion to this table this discussion until more information received was made by **Phil Abdo** and seconded by **Barry Alderman***

Dock Chairman, Marty Cameron announced that we have nine members on our dock space waiting list. It was suggested from the floor to post this list on our website. Lee will do this once a week, or as needed with changes.

Brian Byars is up for election and with a vote from the members, Brian will continue as an LPPOA trustee. Thanks Brian.

Lee took the floor as members had questions. Tom Noel's daughter Cari Dupree (Tom is deceased) approached the members as she does not own Tom's home and still wants the dock space appointed to Tom. Lee went over the bylaws and explained that unless you own the home and your name is on the deed, you do not have membership rights with the LPPOA.

This was a long but necessary meeting as we had to get our bylaws organized. Thanks to the bylaws committee for their hard work.

Nancy Phillips

LPPOA
Secretary/Treasurer