



SCHULTZ ESTATES II BOARD MINUTES APRIL 24, 2024

The meeting was called to order at 10:00 AM.

Present: Amy Davis, Wendy Callanan, Gina Austin, Dan O'Neill and Joanne LaRue

Absent: Bert Copple

Motion to approve March 27, 2024 Minutes by Wendy seconded by Gina.

Motions to approve February 2024 Financials by Joanne and Bert (by email) and March Financials by Wendy and seconded Joanne.

Payroll for Dan O'Neill clarified. His first week back after being off for 3 weeks will be 4/21/24 thru 4/27/24. The President gave Dan a payroll sheet (supplied by AMI) to be completed weekly and faxed to AMI with his hours.

Open Issues:

42545 Eldon Avenue new fence complaint. Need to determine the level line of brick pavers on patio once squared off and repaired. Fence may not be too high after repair.

42624 Elizabeth Place – AMI to reach out to Carol Jager regarding resident's solution to board declining her request (i.e. planting bushes, blocks with pots, etc.).

17540 Edward Circle - no word after Board wanted permit for work. Perhaps Dan can check to see if they did the work without approval.

42121 E. Edward – seeking reimbursement for mold remediation they hired out. Hirtzel has not received any response. 1 Month open and then close this issue.

Entrance (19) Pine Tree needs to come down. Not on Dittman list (per President). Synergy offered to take down.

17769 Edloytom – mold issue no further updates.

Certificate of Deposit - penalty percentage, if we cash out prior to maturity.

42680 Elizabeth would like a sump pump alarm.

LPS invoice for backup pump issue at 17562 West Ida resident's responsibility. Inform Rowley.

17562 West Ida wants down-spots relocated to prevent icing on the sidewalks/ driveways. This building is in rotation this year.

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Dittman has performed the large tree trimming and suckers in the northern portion of the complex. They have trees to take down and 2 more visits (total of 3 x \$7,000) However, I cannot find the list and I have looked extensively. If I find it, I will update AMI.

Amy to talk to First Choice about payment terms and putting work on contract.

Elizabeth bldg. 28 Dan informed Board has heat tape to melt the ice jams in winter. Roughly 300 ft. approximately \$3,000 plus labor to install new. Mike at Bruttell needs to be informed and someone needs to replace with new. Who and who is paying? Bill did it about 20 years ago.

Bert to put out signs in apartment getting the new carpet. Carpet Direct will reach out the day before.

Barrientos – Mario called during Board Meeting. Amy to resend contracts for signature – they claim concrete in first week of May if deposit.

Dryer Vents – 13 remaining to get cleaned. All residents to be billed regardless of their opinion.

New Apartment Keys for building 31. Dan to pick a few dates and times for key pick-up and post same. If keys are not picked up, residents will have to go to AMI during business hours to get their keys.

Joanne will prepare a sump pump spread sheet for keeping track of new pumps and backup pumps, alarms, contractor, etc.

Synergy preparing proposal - 50 yards of mulch at \$4,500. Possible hydro seed for Frank and Sheldon Edloytom intersection. Cost will be increased by Synergy. Need to determine schedule for above vs assessment now. Snow removal separate quote being requested and possibly out for quote on snow removal.

Wendy requested 2 recycling dumpsters possibly by Maintenance and other. Need to find out about permit and anything else City of Clinton Twp. May require.

Amy to find out about irrigation turn-on. Does 24 mile construction have any ramification here?

Hudock on Eldon not meeting payment schedule. Wendy doubted if she would. Do we proceed with foreclosure?

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Monitor of high water use buildings – may need another audit.

Leasing - \$500.00 OK to charge, however, does City require inspection and certification for leasing? Need to confirm.

Board to review 2 new contractors to replace Synergy in package.

Closed Issues:

42555 Eldon and 42557 Eldon stamped concrete patios approved.

42680 Elizabeth approved for Hansen window modification.

The next meeting will be May 22, at 10 AM to noon in [REDACTED]

The meeting was adjourned a few minutes before noon.

Respectfully Submitted

Acting Secretary in lieu of No Recording Secretary Present

Joanne LaRue

President