



BOARD MINUTES – SCHULTZ ESTATES II June 26, 2024

The Meeting was called to order at 10:10 AM

In Attendance: Wendy Callahan, Bert Cople, and Amy Davis

Absent: Joanne LaRue, Gina Austin, and Dan O’Neill*

MOTION BY Wendy Callahan for APPROVAL OF THE EXECUTIVE MINUTES FROM MAY 2024, seconded by Bert Cople. Approved by Joanne LaRue and Gina Austin via email vote.

MOTION BY Wendy Callahan for APPROVAL OF THE MAY 2024 FINANCIAL REPORT, seconded by Bert Cople. Approved by Joanne LaRue and Gina Austin via email vote.

NEW BOARD MEMBER KEVIN CALLIS: MOTION BY Bert Cople for the appointment of KEVIN CALLAS as an interim board member through the annual meeting, where he can run for re-election or continue in position if a quorum is not met; seconded by Wendy Callahan. Approved by Joanne LaRue and Gina Austin via email vote.

17559 E EDWARD MODIFICATION REQUEST: MOTION BY Wendy Callahan to approve modification with the understanding that the fence installed must be wood or vinyl, that the install must be done by a professional contractor, that permits be pulled with the Township, and that the bushes be removed at the condo owner’s expense; seconded by Bert Cople. Approved by Joanne LaRue and Gina Austin via email vote.

DIANNA COURT COMMON AREA GROUND COVER: MOTION BY Bert Cople to approve ground cover installation of hydroseeding by vendor Synergy at a quoted amount of \$2900 to be a permanent solution to ground runoff in the area; seconded by Wendy Callahan. Approved by Joanne LaRue and Gina Austin via email vote.

NEW ATTORNEY/LAW FIRM: MOTION BY Wendy Callahan to change association legal representation from HIRZEL to MAGLAW, effective as soon as AMI can transition; seconded by Bert Cople. Approved by Joanne LaRue and Gina Austin via email vote.

ANNUAL MEETING: The annual meeting will be held on Tuesday, August 6, 2024 at Canteen Golf & Billiards in Clinton Township, located at 41701 Garfield Rd. Registration will begin at 5:30 pm and the meeting will begin at 6 pm. Logistics/chairs/seating will be discussed at the next meeting.

17540 EDWARD CIRCLE MODIFICATION REQUEST: Amy waiting on response from owner.

17769 EDLOYTOM CREDIT: Amy insisted on a credit from law firm for unnecessary billing and correspondence. Credit was issued.

HIGH WATER USAGE: No pressing concerns seen to address.

IRRIGATION TURN ON: Dan is handling the steps needed to get the water turned on.



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1ST CHOICE CONTRACT: First payment installment in July 2024. Amy has spoken with vendor to be sure that work is not started and then pushed to a later calendar year – that all work must be approved and then completed and billed in the budget year approved. This came about because of a deteriorating balcony that needed repair. The discussion came up that since all balconies are wood, they may likely have similar lifespan and it may be appropriate to conduct balcony inspections for prevention and maintenance. To be discussed further with Dan.

CARPET: While there were issues using Carpet Direct as a new vendor, they did a good job with the install. Credit was issued for not hauling on second install and Bert spoke with owner to remind him that we can never dispose of construction materials in dumpsters.

FENCING: Wendy is still working on a benefits of vinyl opposed to wood for longevity and suggested uses.

DRYER VENTS: Dates are being coordinated to finish the remaining four units

APARTMENT KEYS BDLF 31: Dan is coordinating.

LEASING PROGRAM: Bert confirmed that the Township does do an inspection of the condo BEFORE it can be listed as a rental with the Township. This may mean the Township has a list of rentals in our sub.

The next meeting will be July 24, 2024 at Wendy Callahan's home on West Ida at 10:00 AM.

The meeting was adjourned at 11:12 AM

Respectfully Submitted:

Bert Copple, Acting Secretary