



Association Management, Inc.
47200 Van Dyke Ave.
Shelby Township, MI 48317
Phone: 586.739.6001 | Web: amicondos.com

**SCHULTZ ESTATES II CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING –
MAY 21, 2025 AT CANTEEN GOLF & BILLIARDS
41701 GARFIELD RD. CLINTON TWP, MI @9:30AM
MINUTES**

In attendance were board members: Gina Austin, Wendy Callanan, Bert Copple, Patrick Griffis, Denise Valentino as well as AMI Property Manager: Amy Davis

Meeting called to order at 9:35 am.

Minutes: Motion by Patrick Griffis seconded by Bert Copple to approve the regular and executive minutes from the April 2025 meeting.

Financials – A motion made by Denise Valentino, second by Gina Austin to approve the April 2025 Financial Report. Status Letters - Forwarded to Board as received.

OPEN BUSINESS:

DITTMAN TREE and SYNERGY SERVICE PROJECT: Dittman Estimate of \$6,500 to remove four trees. Review Synergy Estimate \$15,531. Board reviewed project and determined that Dittman has roughly \$6,200 remaining in tree budget. Approved removal of trees, and requested new quote from Synergy for mulching front area and seeding where trees are being taken down. Motion to approve Dittman quote by Denise, second by Paterick, passed 5-0.

42755 SHELDON - door issues and 3 heater addition – Heater estimate from 1stChoice. Awaiting window estimates for reconfiguring glass at apartment style buildings. Still waiting on quotes.

LEASING PROGRAM – Status Board approved of the letters to go out, 5-0.

RUBBISH CONTRACT – Priority Contact ends 8/25. New vendor will be Car Trucking. Attorney handling priority cancellation notice. Board approved letter to proceed, 5-0.

VINYL FENCING PROJECT- Preparing Contract for signatures. Wendy needs to sign the contract.

BALCONY PROJECT 2025 – 1ST Choice was selected as vendor. Awaiting final estimate for contract e-signatures. No action needed at this meeting.

PAINTING- Napoleon Painting was awarded contract, unanimously approved via email by 5-0. Contract signed. Awaiting start date. No action needed at this meeting.

APT CARPET PAINTING/ CLEANING – Carpet and paint were finished.

ROOFING – Bruttell will be inspecting buildings to determine which blgs 10,24,48,49, 6, 22 to complete this yr. Updated recommendation from Bruttell no recommends 10, 24, 48, and 6 for \$117,467. Motion to approve these by Wendy, seconded by Patrick, approved 5-0.

CONCRETE – Barrientos – Discussed 42684 Elizabeth Place – On The Level will get us a quote to replace.



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MATRIX- Review attorney questions with board.

Sump pump electric is not being split.

Yes, we have cluster mailboxes, all maintained by the USPS.

Building structure has not been defined, attorney should define.

Original railings and structures are assn responsibility unless replaced and improved by the owner.

No intercoms

Matrix Questions:

Questions electrical panel and wiring as assn responsibility.

Compressor pad should owner responsibility

Gas system lines exterior should be assn responsibility, no general terms

Assn should not do snow removal from porches

HOA EVENT – Canteen July 20 12-5pm. Bert to create a flyer.

ANNUAL MEETING DATE – Thursday, August 21, at Library 6-8:30 Wendy to coordinate space, waiting on library to start taking reservations.

ANNUAL GARAGE SALE IS June 20, 2025.

OPEN ITEMS:

Spring walk will be scheduled next week.

Request pictures of bowing wall from condo apartment.

NEXT BOARD MEETING:

Next Board Meeting Date: June 26, 2025 at 9:30 am at the main library. Wendy will reserve the room. Bert will give Wendy his proxy vote.

ADJOURNMENT: Motion to adjourn by Bert at 11:10 am. Seconded by Denise., Voted 5-0.