

February 20, 2025 Schultz Estates Board Minutes

**** A meeting with the owner (Vince Pulis) and general manager (Eddie) of Synergy was held prior to the Schultz Estates II regular board meeting.**

Discussion held regarding problems with latest snowfall and snow removal. Ideas presented by all and agreements were reached as to communication, email blasts, employees, salt shakers for individual condos, 2" snow cap for snow removal, ice melt on driveways and lawn repairs in the spring.**

Patrick Griffis is getting a snowblower from his mom and will bring it in for Dan O'Neil to use in emergencies.

Regular meeting called to order at 10:45 am

Present: Gina Austin, Denise Valentino, Patrick Griffis and Wendy Callanan

Absent: Bert Copple

On Site Maintenance: Dan O'Neil

AMI Property Manager: Amy Davis

Minutes of the January 22, 2025 meeting presented: motion to accept by Patrick Griffis and seconded by Wendy Callanan, unanimously approved.

January Finance Report, reviewed: motion to accept as presented moved by Denise Valentino and seconded by Patrick Griffis, unanimously approved.

Status letters/Assessment changes discussed: Discussion about purchasing and selling and special assessment and regular condo fees within our association. Patrick wants to keep both costs combined. Denise and Wendy want to separate them again and reduce as things are completed. Amy says what has been rolled into the condo fees and it's legal. Denise, assessment should have a time limit. Patrick, we should have an ongoing assessment.

Discussion on changing the way we do repairs. Possibly getting one item at a time, i.e, do roofs, then take on another repair. We need to prepare now for next year's budget, getting bids and contractors.

Amy will contact Brutell and get a listing of roofs that are over 15 years old, how much it will cost to complete, what kind of savings there will be and assessment needed to do this.

Open Business:

Discussion and review of revised estimate from First Choice for repairs at [REDACTED] Revised bill to separate owner's responsibility as to plants and landscaping. Work will be done in spring. 1st Choice will try to save her landscaping, and needs to give the owner time to move the plants

High Water Usage - letters were sent to residents and LPS has been contacted and will inspect Bldgs 20 & 26.

Fire Repairs completed at 42697 Jonathan Place, certificate of completion presented for signature. Unanimous approval for signing completion. Flooring has to wait until spring.

Discussion held as to late payments and attorney collection proceedings, caliber of owners. Supposedly their mailbox was screwed up and they weren't getting mail. The owner is communicating with MAG law now.

Discussion held as to neighbor complaints against the male resident of 42697 Jonathan Place. Patrick Griffis knows them personally and said he would talk with them about noise, loud music complaints. Two violation letters have been sent. They can have a hearing with us and contact AMI to set a hearing date. If the

board chooses we can move forward with a fine if they do not request a hearing. A hearing will be held on 3/19/25 prior to the executive session. *Amy to report back on both issues at our next meeting.*

Leasing Program: After attorney and AML review regarding the lease processing, an annual fee of \$350 will be charged. After board discussion, a motion to accept \$350 as the annual leasing program fee was made by Denise Valentino and seconded by Gina Austin. Unanimous approval by the Board.

Illegal Garbage Dumping: Amy wants to send a notice to the residents with pictures of the dumping, along with the one time fee of \$850.00 for illegal dumping. This has been an ongoing problem that is costing the association over \$45,000 per year. Discussion was held regarding placing cameras, getting locks on corrals so outsiders cannot access our dumpsters. Cameras wouldn't work due to the amount needed, electric hook-ups and what benefit would they really provide.

Simply Safe is the camera on the maintenance shed but we can't install it for all dumpsters. Ideas tossed around as to timer, problems with electrical hookups, camera sensitivity, etc. Simple Safe bill is on Dan's work credit card

Patrick will order a camera to be put up just to watch the bulk area.

Rubbish: *We will be investigating keypad locks on 24 corral dumpster doors with Car Trucking.*

Vinyl Fencing - *waiting for Dave to get back with us.*

Common Functions Common Area - *waiting for Bert to get back*

Balcony Project 2025 - *get new pricing from Bill at 1st Choice for all balcony repairs*

Leaf Guard Gutters: *Put off until March*

New Items:

Connie and new sump pump

Dan wants to print out notices and Patrick will help him set up the computer.

White van discussed and has been tagged. Amy will send a letter to them telling them to move it.

Meeting adjourned at 11:52 am

Next meeting set for Wednesday, March 19, 2025 at 10:00 am, South Library, Gratiot Avenue