

**SCHULTZ ESTATES II CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING-APRIL 17, 2025  
AT CANTEEN GOLF & BILLIARDS  
41701 GARFIELD RD. CLINTON TWP, MI@ 9:30AM**

**MINUTES**

Board Members Present: Wendy Callanan, Bert Copple, Patrick Griffis, and Denise Valentino  
On Site Maintenance Tech: Dan O'Neil  
AMI Property Manager: Amy Davis

**EXECUTIVE SESSION**

**Meeting called to order at 9:35 am.**

Minutes: Motion by Patrick Griffis, seconded by Denise Valentino. Approved 4-0.

Financials – Motion by Wendy Callanan, seconded by Patrick Griffis. Approved 4-0.

Status Letters - Forwarded to Board as received.

**OPEN BUSINESS:**

42133 E. EDWARD - Mary Kinney-was notified of grading approval by board under Association responsibility and patio is owner responsibility per Bylaws Article iv, Section C (1). pt Choice also notified of approval and that owner can opt to select a vendor for patio removal or 1<sup>st</sup> Choice at owner cost.

DITTMAN TREE SERVICE PROJECT: Estimate for \$6,500 to remove four trees and then grounds improvement by Synergy, Waiting on the final estimate to improve this property area. Also talked about trimming Burning Bushes but will wait for possible funds in budget.

42411 W. ELTON Tree \$900 to remove- Dittman to confirm if safety issue and if tree is dead or just needs cutback.

42755 SHELDON - door issues and three heater addition - Door sills and locks being replaced. Discuss options on heaters and window replacements. The board decided to get quotes from Bill for the three heaters and get quotes to reconfigure and replace glass in the apartment-style buildings.

HIGH WATER USAGE - Letters mailed to Bldgs. 20 & 26- LPS sent a work order to inspect all units. Motion by Denise for a letter to enforce access, seconded by Wendy. Voted 4-0.

LEASING PROGRAM -The lease audit is underway for Schultz Estates.

All co-owners on the list received an initial lease tracking email with the verbiage that corresponds with what we need to verify. They were all asked to respond to with either their lease docs or an occupancy status update. Spreadsheet in the packet. A friendly notice is being sent to begin the violation process.

**RUBBISH REMOVAL CONTRACT** - Priority Contract ends 8/25, new vendor Car Trucking-Attorney handling cancellation notice to Priority 60 days certified mail. Review questions with Board from Car Trucking on bulk. Agreed to have the dumpster placed with the front end open so people can walk it in. Savings is \$350 less than current, having a coded gate on the side so people can access the dumpster. Motion by Wendy, seconded by Bert. Approved 4-0. NO parking signs would need to be put up, and lines should be painted on the ground that indicate a loading zone.

**VINYL FENCING** - I5<sup>l</sup> property to have vinyl fencing will be 42705 Jonathan Place, and fencing around the maintenance building would be cyclone fence. Confirm the estimate with the board from HD on fencing and cyclone. 42338 East Leo with temp fix also quoted. Motion by Bert to proceed with HD. Seconded by Wendy. Vote 4-0. The board will do the privacy screening on the chain link deck.

**BALCONY PROJECT 2025** - estimate from 1st Choice -Trex. Home Depot does not offer Trex nor do they do balconies- declined to estimate. Wendy motion to use 1<sup>st</sup> Choice, Patrick seconded. Vote 4-0.

**PAINTING** - Napoleon - review estimate- over budget. Getting two more quotes. Bert called Selectia to see if they do building exterior and atriums. Denise will send an additional contact for quoting as well.

**DRYER VENT CLEANING**- Safety King 21, 23, 31 cleaning notice went out for 4/24/25 on site at 8-8:30 am.

**APT CARPET PAINTING/CLEANING** - Board approved via email Selectia painting to bldg. 31 and Carpet Direct. Carpet installation to begin May 2<sup>nd</sup>. Painting will start April 22.

**ROOFING**- Review Bruttell estimate on 2025 buildings 10,24,48,49. Obtain an estimate on what remains to possibly do as a larger one-time completion project. Roofing loan option- awaiting estimate from Bruttell as first step. Dan will email the two roofs that need replaced ASAP.

**CONCRETE** - BARRIENTOS - Deposit paid. The contract was signed states 5/5/25 start date.

**DITTMAN** -Callanan and Davis walked with Dittman and Synergy. Review estimates.

**MATRIX**- Attorney turn around a few weeks. Cost to prepare \$670-\$1,005 for 2-3 hours work.

**1<sup>st</sup> CHOICE** Outstanding Invoice from 2023 \$14,674 workorder completed, not paid. 1/2 now, remainder in August.

#### **NEW ITEMS:**

1. Bert proposed a HOA event at Canteen, using the space for free. Participants would pay for food and drink, Board decided on Sunday, July 20<sup>th</sup> from 12-5 pm.
2. Annual meeting to be held Thursday, August 21<sup>st</sup> at the library. Wendy will coordinate the library space. 6-8:30 pm.

**Next Board Meeting Date:** May 22, 2025 at 9:30 am.

**ADJOURNMENT:** Motion to adjourn the meeting at 10:30 am by Bert. Seconded by Patrick. Voted 4-0.