

**MANORS AT CENTRAL PARK
CONDOMINIUM ASSOCIATION**

Minutes of the
Regular Meeting of the Board of Directors

Nov 7, 2014, 10:00 AM
at Mike Grobbel's home

1. Called to Order at 10:00 AM; In attendance: Mike Grobbel, Larry Cybulski and Bhartan Amin (via telephone)
2. The Board approved the Meeting Agenda
3. The Board approved the minutes of the Regular Meeting of Aug. 15, 2014
4. New Business
 - a. Management Agreement for 2015 – the Board approved the signing of a three-year agreement with Casa Bella Property Management, effective Jan. 1, 2015 and to notify Kramer-Triad of our intention to not renew the current management agreement that expires on Dec. 31, 2014.
 - b. Proposed 2015 Budget – The Board:
 - i. Discussed 2014 expense overruns
 1. Insurance
 2. Building repair and maintenance
 - ii. Approved the 2015 Budget:
 1. Previous monthly fee of \$225 is increased to \$230 for 2015
 2. Previous monthly fee of \$80 remains the same for 2015
 3. Total Revenues = \$303,240
 4. Total Expenses = \$273,130
 5. Additions to Replacement Reserves = \$30,324
 - c. Selection of towing company – Board approved selection of Reuhle's Towing to be the Association's agent for removing unauthorized parked vehicles
 - d. Sale of (47) vacant lots – Lombardo Homes (Blue Heron Communities LLC) has purchased the remaining vacant lots owned by the Carpenters Pension Trust Fund. They intend to build (23 duplex and (1) single detached buildings using the same plans and elevations used by Sable in 2007.
 - e. 2015 Annual membership meeting – date will be set for a weeknight during the last week of January or first week of February; location either the VFW Hall on Van Dyke north of 24 Mile Rd. or at the Shelby Twp. Municipal Building.
5. Old Business
 - a. Open maintenance items – Board will ask Kramer-Triad to provide an estimated completion date for all active work orders to ensure nothing gets dropped during transition to Casa Bella
 - b. Revisions to Bylaws –Board discussed proposed revision to Bylaws Articles V and VI to limit the Association's exposure to repairs of incidental damage
6. Open Discussion – there was no additional discussion.
7. Next Board of Directors: In Jan. 2015, about one week before the Annual Membership Meeting.
8. Adjourn