

## MANORS AT CENTRAL PARK CONDOMINIUM ASSOCIATION

Minutes of the 10 January 2014  
Meeting of the Board of Directors of the  
Manors at Central Park Condominium Association

1. Meeting was held at the offices of Kramer-Triad Management Group, L.L.C., 320 East Big Beaver Road, Ste 190, Troy, MI 48083.
2. Meeting began at 9:35 AM ET; Quorum was established with all three Board Members being present. Board Members present: President Mike Grobbel, Treasurer Larry Cybulski, and Secretary Bhartan Amin (by teleconference). Also present: Ryan Dorner (Kramer-Triad property management).
3. The Board approved the agenda for this meeting.
4. The Board approved the meeting minutes of the Meeting of 22 November 2013.
5. New Business:

- a. Management Report – Ryan Dorner

Ryan to send a notice to a co-owner on getting a lease agreement for the rented unit.

- b. President Grobbel presented synopsis of the 18 December 2013, informational meeting on Lancaster subdivision. The original plans for the Lancaster subdivision called for 53 units. The builder (Lombardo Homes) has acquired an adjacent 13 acre property (location of the former baseball diamonds), and plans to build approx. 116 total units of single family homes. The Lancaster HOA will become the fifth association to be a member of the Central Park Community Association.

The Lancaster subdivision street layout will include a street that connects with Van Dyke, just north of the Shelbydale Medical building. This will become a third entry point for the Central Park community and should ease traffic in and out of the Central Park as well as making it easier to maintain traffic while performing road maintenance. The builder will also work with the Township government to see if funding can be made available to install add traffic signals at Van Dyke and North Central Park.

President Grand/Sakwa and Lombardo Homes are asking each Board of Directors within Central Park to adopt a resolution in support of their proposed plans to develop the new Lancaster subdivision prior to seeking approvals from Shelby Twp. authorities. President Grobbel read the proposed resolution and a motion was made by Secretary Amin, seconded by Treasurer Cybulski, to adopt the resolution. Motion carried unanimously.

- c. Developed agenda for the Annual Membership Meeting of Wednesday, 15 January 2014.

- d. Other Discussion:

- i. Snow ... snow ... snow! Residents are reminded that they should not park on our streets and access drives during a Shelby Twp. "Snow Emergency" declaration until after the streets are cleared. Overnight parking on our streets and access drives is also prohibited during the months of November through March. Opening our streets and keeping them clear is the Board of Director's first priority during a snow storm and our contractor follows that direction. Once the storm subsides, they then focus on clearing driveways and sidewalks. Residents are asked to cooperate by parking their vehicles in their garage to enable the contractor to work most efficiently. If a resident has more than two vehicles, the others should be in parked in the driveway during the snow storm until the streets are cleared, at which time they can then be moved to the street so that the driveway and sidewalks can be cleared..
- ii. There was a damage to a mailbox on the Lexington Ave West. The snow removal company will get it re-installed.
- iii. Pond maintenance discussion – the Central Park Master Association recently paid a contractor to have the perimeters of all ponds cleared of weeds, shrubs and aquatic plants. This new company will regularly maintain the ponds beginning in 2014 with the aim of preventing their re-growth as well as maintaining the water quality.

6. Old Business:

- a. FHA Project Certification & Warrantable Mortgage.

- i. According to our attorney, the Board cannot divide the community into phases as suggested by several mortgage loan officials.
    - ii. The Board has exhausted all potential avenues and the Association will just have to wait until such time as construction resumes and we reach the 90% sold mark.
  - b. The Board requested Ryan to contact attorney to proceed with updating the By-laws and CC&Rs. The approximate cost is \$10,000.
    - i. Identify Articles possibly needing revision and/or additions, such as
      1. redefine "loose pets" to mean those not on a leash
      2. voting by mail
      3. recovery of attorney fees on rental unit violations
      4. limit percentage of rental units
      5. permissible locations for play areas behind Units 1-14
      6. "...no tenant of a residential unit shall be permitted to occupy a residential unit, except under written lease, the initial term of which is at least one (1) year, ~~unless specifically approved in writing by the Board of Directors.~~" (or "... unless specifically approved in writing by the Board of Directors for a shorter term that shall not be less than 30 days.")
      7. delete Association responsibility to repair "incidental damage"
      8. delete Association responsibility to replace windows
      9. evaluate the definition of common elements.
      10. other?
7. Next Meeting:

The next Board meeting is on Friday, 25 April 2014, at 9:30 AM at the offices of Kramer-Triad Management Group, L.L.C., 320 East Big Beaver Road, Ste 190, Troy, MI 48083.
8. Meeting was adjourned at 10:57 AM ET.