

MANORS AT CENTRAL PARK CONDOMINIUM ASSOCIATION

Minutes of the 25 April 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 9:34 AM EDT; Quorum was established with all three Board Members being present. Board Members present: President Mike Grobbel, Treasurer Larry Cybulski, and Secretary Bhartan Amin. Also present: Marty Tessmar (Kramer-Triad property management).
3. The Board approved the agenda for this meeting with following addendum:
 - a. Discussion on trash bins
 - b. Parking policies for winter season
4. The Board approved the meeting minutes of the meeting of 10 January 2014.
5. New Business:
 - a. Management Report – Marty Tessmar
 - i. Mr. Tessmar updated the Board on lease agreements. A co-owner has not responded to a request for an updated lease agreement from 17th of January. Mr. Tessmar to send a reminder.
 - ii. The Board asked Mr. Tessmar to send first violation notices regarding signs in the lawn in front of units on Regent and North Central Park
 - iii. Violation letter was sent to a co-owner regarding dogs in common area. There was no response from the co-owner.
 - iv. A co-owner was granted permission to park a vehicle overnight in the common area.
 - v. Work orders:
 1. Clear all weep holes on windows. Additional comment below.
 2. Repair loose garage door light on one unit.
 - vi. Approved two Alt-Mod requests:
 1. Fence request
 2. Awning request
 - b. Updates from the President Grobbel:
 - i. There is a public hearing on proposed Lancaster subdivision development by the Planning Commission on 12 May 2014.
 - ii. The Central Park Master Association is investigating with DTE the possibility of them taking over the ownership and maintenance of the Central Park street light system and having the township create a street lighting assessment district to handle the billing. If this is deemed feasible, the Manors Board would then need to decide whether to have our street light system included.
 - iii. Update on the WOW installation. The work is going on schedule. Our community can expect the WOW service by early July.
 - iv. No new updates on the Permeable Reactive Barrier. Water tests are scheduled for next week.
 - v. The sprinkler system will be turned on in early May. We are still having cold weather.
 - c. Send a letter from Manors BoD to the Central Park Master Association BoD requesting True North to cut lawn all the way to water's edge on the pond between Manors and Kensington as well as all other ponds to prevent vegetation from re-growing (want the "golf course look").
 - d. All streets will be swept in early May.
 - e. Street light stays on at all times on the corner of Watling and Lexington Ave North. Need to have it checked and repaired.
 - f. The Board approved to have a blanket service agreement with Critter Control for 2014.
 - g. Need to have potholes repaired on the North Central Park access drive and also on West Broadway near the north island. Mr. Tessmar suggested thoroughly cleaning out the potholes and filling them with latex adhesive cold patch to obtain a durable, temporary repair.
 - h. A few co-owners complained about leaky windows. One possible cause is sealing of weep holes. The Board authorized maintenance to check all windows throughout the community for sealed weep holes. Clear them if necessary.
 - i. Need to have two cracked windows repaired.

6. Old Business:
 - a. The Board approved to mail violation notices to dog owners whose pets have damaged the lawn outside of their units. The violation notice will request the dog owner to repair the lawn damage caused by their pet(s) within 2 weeks of the notice or the homeowners association will repair the lawn and bill the dog owner.
 - b. Updated lease agreements were discussed during the Management Report section.
 - c. A brief discussion took place on revisions to By-laws. Need to contact attorney on cost and timeline.
 - d. There is no new update on the trash bins from Rizzo. President Grobbel to contact Rizzo.
 - e. Need to remind co-owners on parking regulations during winter months. During the last winter, 2013 – 2014, many illegally parked vehicles made snow removal effort very difficult during a very bad snow season.
 - f. President Grobbel to prepare and send out a newsletter in the month of May.
7. Next Meeting:

The next Board meeting is on Friday, 15 August 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 12:05 PM EDT.