

# LAKESHORE LIVING

## MANAGING AGENT

Michigan Condominium Management  
22725 Greater Mack Ave.  
St. Clair Shores, MI 48080-2023  
Phone: 586-775-5757 (24 hours)  
[www.mi-condo.com](http://www.mi-condo.com)

## LSV BOARD OF DIRECTORS

Judy Vigliotti	President
Catherine Gillis	Vice-President
Priscilla Bond	Secretary
Lawrence Sobson	Treasurer
Maroun El-Hosni	Director
Brian Fossee	Director
Roger Reichenbach	Director

## Board E-Mail Address

Send comments, concerns to the LSV  
Board of Directors to:  
[lsvofc@lsv.comcastbiz.net](mailto:lsvofc@lsv.comcastbiz.net)

## LSV Address

23260 Edsel Ford Court  
St. Clair Shores, MI 48080  
Phone: 586-775-7011

## LSV Staff

Stephan P. Cubba, Manager

## Administrative Assistants

Lisa Keding  
Dianne Yank

## Maintenance Staff

Nace Hicks, Supervisor  
James Goss

## Attendant

Jeannette Bettin

## LSV Staff Hours

Monday - Friday 9 a.m. – 4:30 p.m.

## Clubhouse After-Hours

Monday & Wednesday 5pm- 9pm  
Saturday 12pm – 6pm

\*\*\* **LSV Website** \*\*\*  
[lsvcondos.com](http://lsvcondos.com)

Published by Lakeshore Village  
Condominium Association

## IT'S ELECTION TIME AGAIN!

In a condominium setting all decisions related to property and finances are in the hands of a Board of Directors. The directors then work with a management company to decide the actions needed to keep property values high while closely watching finances.

Here at Lakeshore Village, they work closely with your accounting firm, legal team, various contractors and engineering firms to ensure your interests are protected. They evaluate the physical condition of the village, what needs to be repaired, replaced or improved and then plan our finances accordingly. Most importantly they are also homeowners and have the same concerns about managing our property as cost efficiently as possible.

With our aging community and inflation rising in the country, we need directors with accounting, legal and engineering backgrounds to contribute their expertise in making board decisions. If you have experience in accounting, finance, engineering, law, business management or other related fields, please consider contributing time to your community.

There are three open positions to be filled this year with the results being announced at the Annual election Wednesday, March 13, 2024. A notice of the annual meeting and election, along with nomination and resume forms, were mailed out the week of January 12<sup>th</sup>. If you are interested in becoming a candidate for the board, complete the forms and return them to the LSV office. We have extended the return date to Friday, February 9, 2024.

## ANNUAL MEETING MARCH 13, 2024

**This is your meeting, a meeting for homeowners.** While a Board meeting is a business meeting of elected officers; the Annual Meeting is a homeowner meeting. Your Management team, attorney and CPA will be in attendance to report the financial and general conditions of Lakeshore Village. You will have the opportunity to ask questions and express any concerns you may have.

## ELECTRONIC NOTIFICATIONS

Many homeowners have requested they receive communication and notices from LSV through their E-mail. This is a project that has been in process. The office staff, Dianne and Lisa, have been working diligently entering e-mail addresses in our program that will enable us to send mass mailings electronically.

This will take time before it is totally running efficiently, in part because of our E-mail address list. There are homeowners who do not want to give out their E-mail address nor do they let us know when they change their address.

Be assured all addresses will be kept confidential and not be shared with any third party.

Once we start sending out emails, we will be notified of any invalid addresses and will contact each homeowner to get an updated address.

In the meantime, could you please e-mail us your current E-mail address to:  
[lsvojc@lsv.comcastbiz.net](mailto:lsvojc@lsv.comcastbiz.net)

By setting up this program we will be able to communicate with all homeowners in a mass mailing or just homeowners who live in a particular building or who are in a particular parking lot, etc. We will have many other "sort" options.

We do not have a specific date this will launch, but we want you to know we have listened to your requests.

## NOTICE 2/1/14: AMENDMENT TO THE VIOLATION FEE SCHEDULE

This is a notification that the violation fee schedule has been amended.

Effective March 1, 2024, any 4<sup>th</sup> violation and subsequent violation will carry a fee of \$250.00. This replaces the earlier fee of \$150.00. The possibility of attorney action still stands.

### Violation Fees:

- 1<sup>st</sup> Notice: Warning
- 2<sup>nd</sup> Notice: \$50.00 fine
- 3<sup>rd</sup> Notice: \$150.00 fine
- 4<sup>th</sup> Notice: \$250.00 fine

## NEW EMPLOYEE

We want to welcome our new employee, James Goss. James will be working with Nace to keep our ground clean and neat and to help with maintenance work throughout the complex.

If you see him working in the community, please give him a warm "hello".

## WINTER IS NOT OVER YET

We may still have a few more months of inclement weather ahead of us.

When parking your car, make sure your bumper is not overhanging a sidewalk curb. When a bumper infringes on the sidewalk, it cannot be cleared properly or cleared at all. There is also a possibility of damage to your car.

Buckets of salt are placed in each parking lot for your use.

We suggest you keep a small supply in your unit for your personal use. There are times the sidewalks and parking lots can get icy when the temperature warms and then freezes. Salting your sidewalks under these circumstances will ensure your safety.

Please be patient when we have a significant snowfall. This is a very large community and while our snow contractors have been out on a timely basis the fact still remains that, while we all want to be first to have their areas cleared, someone has to be last. Because you don't see them right away doesn't mean they are not on the property clearing snow.

## STILL TRASHING!

Trash is still being put out at the curbs days before scheduled garbage pickup. Just recently trash was put out on Marter Road on a Friday. Then it shows up on Saturdays and Sunday mornings.

With the many cameras throughout Lakeshore Village, we hope to identify the offenders. (Please note the violation schedule in column 1).

## MANAGER'S CORNER

We have a large cement project coming up. We have contracted with Luigi Ferdinandi and Son Cement to replace a number of sidewalks, common walks and curbs. This extensive cement project was part of the 2023-24 budget. This project is set to start in the spring of this year.

We will continue with step and porch repairs as weather allows.

For your information, we do use the word "salt" when referring to clearing ice and snow, but calcium chloride is placed in the buckets you see in the parking lots. We try not to use salt as it can be very damaging to property.

We are also experiencing problems in the dumpster area. The dumpsters will be empty, and homeowners will just drop their trash bag on the ground rather than putting them inside the dumpsters. This creates more work for the maintenance staff and encourages rodents to set up residence in Lakeshore Village. People also drop off large items and appliances. These need to be put out on the curb for Monday pickup. Because of this problem, we are considering installing some type of surveillance cameras.

## BOARD OF DIRECTORS MEETINGS (Consolidation of Motions)

Lakeshore Village Board of Directors meetings are held on the 4<sup>th</sup> Monday of the month at 7pm.

Co-owners are welcome and encouraged to attend meetings. Because these meetings are held to handle only the business of the association, we have directors who volunteer to meet with co-owners before the meeting starts. Someone will be available at 6:30 pm to discuss any concerns or ideas you may have.

October 2023:

Members in attendance: Bond, Fosse, Gillis, Reichenbach, Vigliotti

1. Motion by Reichenbach, supported by Gillis to approve the bid from Fresard Electric in the amount of \$74,700 to replace electrical panels in Fourplexes as detailed in proposal 653 dated 10/13/23.  
Roll call vote: MCU

November 2023:

Members in attendance: Bond, ElHosni, Gillis, Sobson, Vigliotti

1. Motion by Vigliotti supported by Sobson to approve Luigi Ferdinandi & Son Cement Company to perform cement bid proposal in the amount of \$46,909.50.  
Roll Call vote: Bond Y, ElHosni Y, Gillis Y, Sobson Y, Reichenbach N, Vigliotti Y. MC

2. Motion by Reichenbach supported by Sobson to approve FSM Groundworks to do basement waterproofing, 22854 Allen Ct, in the amount of \$7,637.41.  
Roll Call Vote: MCU

December 2023: No meeting.

## IN MEMORIAM

We would like to recognize the passing of a long- time resident, Bridget Wirtz. She lived here longer than anyone in our community. Bridget moved to Lakeshore Village in 1956 and raised her daughter, Beth Moll, on Lee Court. She went through many phases of Lakeshore Village growth and loved living here. Bridget was a kind and gentle woman with an “Irish twinkle” in her eyes. In the 67 years she lived here she made many lifelong friends. Everyone in her neighborhood misses her presence but was happy to have known her. God speed, Bridget.

## LOOKING AHEAD AT SUMMER

There is still great concern throughout the country about the shortage of lifeguards available to work at local pools.

Lakeshore Village is not alone in the lifeguard shortage dilemma, but we can try to work around it. This is where you come in. You may have friends or relatives who could be convinced to take a Lifeguard Certification program. Let them know Lakeshore Village hires lifeguards every year and if a person qualifies, they could have a job every summer.

Even though we will start looking for lifeguards in early spring, we have not been successful these past few years.

We appeal, especially to those who are at the pool daily, to please get the word out. Encourage someone to go for their certification.

As a word of caution, we remind you that we cannot open the pool without lifeguards.

## HIT THE GYM

As part of the Management Report, Nace and James have completed upgrades to the exercise room.

They thoroughly cleaned and sanitized the room and floors. The walls have been painted a new color and a new TV installed. Bluetooth speakers are now available for your use.

Please remember to sanitize the equipment you use. Your fellow exercise enthusiasts will thank you. Let’s keep everyone safe.