



LAKESHORE LIVING

MANAGING AGENT

Michigan Condominium Management
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St. Clair Shores, MI 48080-2023
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LSV BOARD OF DIRECTORS

Coleen Rodriguez	President
Judy Vigliotti	Secretary
Maroun El-Hosni	Director
Catherine Gillis	Director
Heather Kramer	Director
Roger Reichenbach	Director

Board E-Mail Address

Send comments, concerns to LSV
Board of Directors:
lsvofc@lsv.comcastbiz.net

LSV Address

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

LSV Staff

Community Manager
Steve Cubba

Administrative Assistant

Lisa Keding

Maintenance Staff

Matt Wilson	Supervisor
Adam Jankowiak	Staff

Attendant

Jeanette Bettin

LSV Staff Hours

Monday - Friday 9am-4:30pm.

*** LSV Website ***

lsvcondos.com

** BUSINESS E-MAIL ADDRESS **

lsvofc@lsv.comcastbiz.net

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Condominium Association

Annual Meeting and Election Results

On March 8, 2023, the 48th Annual meeting of LSV Condominium homeowners was held in the clubhouse in accordance with LSV By-laws. The purpose of the Annual meeting is in two parts. The first part pertains to the business of the Association which consists of the Homeowner's acceptance of the 2022 Annual Meeting minutes and presenting the election totals to the co-owners who were in attendance. Because we did not receive the required number of votes from homeowners this portion of the meeting was rescheduled. FYI: Approximately 10 homeowners attended the meeting.

The second part is the organizational meeting as required by the by-laws. Our Attorney, John Finkelman discussed legal issues and our CPA, Linda Strussione presented and discussed our audited financial report from the previous year. Copies of the report were available to all attendees. She also educated the homeowners on the state of our reserves and how the impact of newly proposed legislation from the State of Michigan could affect our financials in the future. Steve Cubba from MCM discussed all the community's problems and projects of this past year and the projects slated for the year ahead. The floor was then opened for discussion from the homeowners in attendance.

To comply with our By-laws, the business portion of the 48th Annual meeting was rescheduled for 7:00 pm Monday, March 20, 2023, at which time the minutes from the 2022 Annual Meeting will be presented and the election results read.

Lifeguard Alert

Summer is just around the corner and preparations are underway to ensure that the pool opens on a timely basis. At this time, one of the greatest challenges to all pool owners is in the hiring of certified lifeguards. If anyone knows of any certified lifeguard, please let them know that Lakeshore Village is hiring. Resumes should be sent via email to Linda Yaden at: lyaden@mi-condo.com.

There have been many inquiries as to why we need to have lifeguards. The need for LSV to staff lifeguards has been determined by the guidelines and restrictions of the State of Michigan in regards to the size of our pool. The Association has legal documentation to confirm that the State requires us to have lifeguards on staff when the pool is open.

As we have done in the past, if we do not have a lifeguard to staff the pool we will have to close it. The good news we have is that we have hired one lifeguard as of now. Let's hope for a few more.

We Need Your Help

RENTALS

Periodically we do our best to evaluate and identify rentals throughout LSV. This project is a very time-consuming process. While the majority of LSV homeowners who are renting their units have followed the Rental Procedures, we always have those who bypass these same procedures. There is no reason not to follow the LSV By-laws as the number of rentals in the Village is at the lowest it has been in years.

If you have any intentions to rent out your unit, we ask you obtain a rental procedure from the office.

As a reminder, you must own your unit for two years before you can rent it out. Failure to comply with this By-law will result in your tenant having to move out of the unit and you would incur costly legal fees and fines.

All rental units must be registered with the City of St. Clair Shores.

If you do wish to identify whether a unit is being legally rented it would be a big help if you supply us with, at least, the first name of the person living in that unit. We appreciate any information you give us.

GARBAGE

All garbage should be in large garbage bags and not small grocery bags. Much of the garbage put in in small bags end up breaking or being left behind. The squirrels and rats can create holes that tear open when being placed in the truck. We then must utilize our employees to clean up the grounds.

As a reminder, garbage should not be put out before 4pm Sunday night. Garbage put out before Sunday is subject to an immediate \$50.00 fine. If you need to dispose of your garbage before this time, you can take it to the dumpsters located behind the clubhouse garage. All contractor debris must be disposed of by the contractor.

We Need Your Help (continued)

PLUMBING ISSUES

Bathrooms: We recently had another expensive affected plumbing backing up in a single building. The cause of the backup was "disposable wipes". This issue has been addressed often in the past, but residents continue to dispose of these wipes by flushing them down the toilet.

We can't stress enough the damage this is doing to our infrastructure. Please do not flush ANY personal products down the toilets.

Kitchens: Backups in the kitchen sinks are also costing us. It is recognized that the aging pipes in the kitchens have been clogging up, in many instances, due to a resident's neglect. These problems are always taken care of, but we all need to work on preventing future backups.

Foods you should never put in your disposal: Coffee grounds, fibrous vegetables, starchy foods such as pasta, rice and bread and grease. After you shut your disposal off you should let cold water run to wash the debris out through the pipes. This will help to keep our plumbing expenses down.

PARKING

You must have an LSV tag hanging on your rear view-mirror to park in your parking lot.

Parking is an extreme problem. Towing cars has been difficult because parking violations that affect the community occur from late evening to early morning and we do not have staff working these hours. This does not mean that your car would never be towed. Parking complaints can be addressed by issuing violation notices. Violations carry a warning before fines are issued. Fines start at \$50.00 up to \$150.00. These fines are added to your personal homeowner account and must be paid in full to keep your account current.

Manager's Report

- Aquatic Source will be on site in mid-April to remove the cover and begin cleaning the pool for the summer season. A number of major equipment updates were performed last year including all new electrical elements in the pool house, structural repair to the pool house floor joists, new filters and repainting the pool house.
- This past December, 23100 Edsel Ford Court needed the installation of helical piers to reinforce the foundation that had been moving. A similar project will be starting shortly on Lee Court.
- Testing Engineers and Consultants will be on site the week of March 20th to install crack monitors on other buildings that have shown signs of movement. Data will be collected and reviewed quarterly. If significant changes are determined, TEC will make recommendations to the board as to the next steps to correct the problems.
- Trowbridge Restoration will be on site this spring to complete masonry repairs.
- The management team has been compiling a list of needed concrete and additional masonry repairs. A sight walk will be completed in March to update this list. It will then be sent out for bids and the collected bids will be presented to the Board of Directors for a decision.
- The board elected to contract with Green Meadows Landscaping for the upcoming season. This contract will result in a savings to the community.

REMINDERS

The LSV website was set up several years ago and contains all of your condominium documents and procedures. You hear so much reference to the By-laws; you can access this through the website. We hear so many new co-owners say they did not receive information on the condo association. You should find everything you need on this website. If you want to reference an older newsletter, you will find it on the website. If we have missed something, let us know. We want this website to be effective and informative for all homeowners. The website address is always on the front page of the newsletter. The website address is: lsvcondos.com

Use our Email address! If it's inconvenient for you to call the office with a problem you can always send an Email. Many times we will still need to contact you because we did not receive enough information to take action. For example, Emails are received stating something needs to be looked at, but they do not indicate whether it is in the front or back of the unit. Or, maybe you want a form sent to you, just send an Email. For your information, a workorder program is in place, but not yet ready for homeowners to use. The Email address is: lsvofc@lsv.comcastbiz.net

MONTHLY ASSESSMENT FEES

1 Bedroom Four Plex Apartment	\$157.00	3 Bedroom Townhouse	\$252.00
2 Bedroom Four Plex Apartment	\$194.00	1 Double Unit Townhouse	\$415.00
2 Bedroom Townhouse	\$227.00		

Lakeshore Village Board of Director meetings are held on the 4th Monday of the month, except in November when the date is changed because of the Thanksgiving holiday. Meeting time is 7 p.m.

Co-owners are welcome and encouraged to attend the 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 to discuss any concerns or ideas you may have.

Board of Directors Activity

November 2022 Board of Directors Meeting (held on Dec. 5, 2022)

Directors in attendance: Maroun ElHosni, Catherine Gillis, Roger Reichenbach, Coleen Rodriguez, Joseph Sprys, Judy Vigliotti.

Also in attendance: Julie Ziebarth, Matt Wilson, Steve Cubba

There were no motions made during the meeting. Discussions held during the Manager's report included Pest Control, Concrete flatwork for Spring of 2023 and workorder reports.

Email Vote 12/18/22: Motion by Sprys with second from Rodriguez that the Lakeshore Village Condominium Association Board of Directors accept and approve the draft copy of the Association's Statement as of September 30, 2022, prepared by Owens & Strussione, P.C., Certified Public Accountants.

Roll Call Vote: ElHosni, Gillis, Kramer, Reichenbach, Rodriguez, Sprys, Vigliotti – Yes MCU

January 23, 2023 Board of Directors Meeting

Directors in attendance: Catherine Gillis, Coleen Rodriguez, Judy Vigliotti.

Also in attendance: Steve Cuba

Because a quorum of Directors was not met the January meeting could not be held. Co-Owner issues and co-owner violations were addressed.

Email Votes:

1/25/23 Motion by Rodriguez to accept Trowbridge Restoration, Inc. proposal number 3126-23 Revised in the amount of \$35,400 for underpinning and waterproofing work to be performed at 22964 Lee Court.

Roll Call Vote: ElHosni, Gillis, Kramer, Reichenbach, Rodriguez, Sprys, Vigliotti – Yes MCU

Your LSV Realtor
JEFF SMITH
586-899-9899
Signature Sotheby's
International Realty

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I'm not just a
Realtor with proven results,
I'm also your neighbor!

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for all of your real estate needs!

Kaitlyn Kelly
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