

Crystal Shores Condominium Association Meeting Minutes July 4, 2005

The Crystal Shores Condominium Association Meeting was held on July 4, 2005 at 10:00am. Main Topics of discussion were:

- **Liability Insurance:**
 - Copy of the Crystal Shores Condominium Association Liability Insurance Policy was on hand to review. If anyone would like to review at a later date, please contact Frank Bologna.
- **Entrance to the Condominium Development:**
 - There is one dead tree in the front of the development.
 - **Volunteer Action:** John Geloso will contact Rich Dufty to find out what kind of tree it is and obtain a quote to replace from Dufty Excavating or Frank Bologna will replace.
 - Excess traffic into the development by non-residents is an issue.
 - **Volunteer Action:** Larry Adamski to obtain a budgetary quote for a gate similar to ones seen in Port Austin. No current plans to move forward.
 - **Volunteer Action:** Frank Bologna to find temporary barriers for use during heavy traffic weekends.
- **Maintenance of Crystal Shores Association Common Elements:**
 - **Front of the development:**
 - **Volunteer Action:** Frank & Renee Bologna and George & Karen Oberly will pull weeds, trim bushes and trim trees.
 - **Roads:**
 - Sealant coat will not be considered at this time. Will be discussed in future meetings.
 - **Beach Easement:**
 - **Volunteer Action:** Tim Keck has volunteered to throw grass seed on easement to develop a cleaner path. Receipts can be submitted to Larry Adamski for reimbursement.
 - **Volunteer Action:** Tim Keck has volunteered to cut weeds on the beach easement. Frank Bologna volunteers to rotate with or back-up Tim if unavailable.
 - **Beach Common Elements:**
 - **Volunteer Action:** Tim Keck and Dean Marsh have volunteered to continue to cut weeds and power rake common elements bordering their respective lots.
 - **Volunteer Action:** Dean Marsh has volunteered to continue to power rake the beach area. Receipts for gas should be submitted to Larry Adamski for reimbursement.
 - **Volunteer Action:** All residents in attendance have volunteered to pull weeds on beach area.

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- **Beach Discussion:**

- Sign must be posted on beach to enforce non-resident use of beach area.
 - **Volunteer Action:** Tim Keck has ordered a sign and posted on the beach. Receipt should be submitted to Larry Adamski for reimbursement.
- Beach common element boundary.
 - Beach common elements begin at corner property stake currently marked with steel stakes. Red reflector to be placed at corner property pin.
- Frank Bologna has applied for an additional sand bridge permit to run from the easement to the beach area. Approval granted by the DEQ. Approval in process from the Army Corp of Engineers. A \$100 permit fee was required for the "State of Michigan". Use of any of the sand bridges is permissible by all residents.
- Gate for end of easement:
 - **Volunteer Action:** Tim Keck to obtain a gate for end of easement similar to material from seawall. Receipts can be submitted to Larry Adamski for reimbursement.
- Non-residents should not be granted permission to use the beach unless the non-residents are staying with or at the residents home or the non-residents are accompanied with the residents on the beach.

- **Potential Encroachment Issues:**

- Non-Resident to North Side of Development has added a cement driveway crossing common element and connecting to the Crystal Shores main drive. Residents voted this is not an issue pending that the owner signs a waiver not to try to take legal claim to the property and release of liability to Crystal Shores Association for any issues.
 - **Volunteer Action:** Karen Oberly to obtain waiver for non-resident to sign.
- Beach easement boundaries unclear. Residents voted this is not an issue at this time. Owner has agreed not to try to take legal claim to the property if the boundary has been crossed and will sign a waiver.
 - **Volunteer Action:** Karen Oberly to obtain a waiver to be signed.

- **Water Drainage:**

- Non-resident to the south side of the development expressed concern regarding lack of drainage from the Crystal Shores Development. Water is overflowing onto his property. Swale allowing water to flow into the wetlands was filled in per non-resident.
 - **Volunteer Action:** John Geloso to discuss options with Rich Dufty of Dufty Excavating.

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- **Miscellaneous:**
 - Sand carts for wave runners were deemed to be acceptable as long as they are stored appropriately.
 - A social meeting will be held in November/December to discuss to summer activities.
 - Reminder: Dues (\$300) will be payable in April of 2006.