

# FBCA Board Meeting **Minutes**

**April 13, 2026**

7:00pm - 8:28pm

**Location:** ***Ripples of the Lakes***, Waterford, MI

**Start Time:** (Motion to start the meeting at 7:00pm by Gero, second Amanda, unanimous)

## **I. Planning for Annual Meeting**

- Establish Exact times with setup since Waterford now charges
  - \$31 per hour, and \$41 custodial fee
- Rob will call to check White Lake Library- larger meeting room off the library
- 6:00pm→ Board arrives to set up
- 6:30-7:45pm: Actual Meeting
- White Lake PD Representative- Rob call main office

## **Agenda for Annual Meeting**

Roughly the same structure as 2025.

Rob will share with the board members for feedback, and will post to the website after our virtual meet.

## **II. Quick Updates/Reports**

### **★ President**

- All files not on the google drive- all board members, please transfer them to your google drive.
- Goal to lead with updates
  - Perry Sign
  - Trees at Beach Lot
  - Lawyer Secured
  - Survey will be done on Vanden Property

### **★ Vice-President**

- Quotes for Sign from Brian Steed are still not in.
- Final quote from Frank for installing some trees at the beach lot. Costs and Options were shared and reviewed.
  - Rob made a motion to set aside \$5,000 to have trees installed at the beach lot this Spring so their roots can get established.  
(Second- Mindy, approved unanimously)
- Watering of the Trees
  - Mist the foliage, and water the trunk/roots.
  - \$35 a week to pick up dog poop and water trees.

★ **Treasurer**

- Will set up survey of FBCA Vanden Property- Gero will look for numbers
- Sign-O-Rama or Northern Sign- Gero will see if they can address.
- Solar Energy Policy for solar panels and other energy efficient home improvement installations:
  - Gero had the Lawyer review a draft of the policy that “meets the parameters of the law.”
  - Gero will email the updated one.
  - Vacant Hurondale Property- Gero will send the sample letter to the board to modify before we have the lawyer look it over.
    - It will have a bulleted list of ownership transfer and liens that were filed.
  - Our law firm has a solar energy policy drafted, it would cost \$455.
    - Gero wants to add board preference that they try to match the color of their home.
    - Prefer HVAC units not be in front of the house.
    - Motion made by Rob to purchase the Law Firm drafted policy that meets state requirements- (second- Mindy, unanimously approved)

★ **Violations Officer**

- Outstanding items were escalated to the new lawyer.

★ **Secretary**

- Recently updated webpage with alternate text for images to be ADA compliant.
- Finalize Annual Meeting times and Schedule with Waterford Schools or White Lake Library
  - Monday, May 18th at 6:30pm
- Publishing March Minutes & Spring Newsletter tomorrow.
- June 27th- Beach Lot Reserved Bethuy Event

**Meeting Adjourned** at 8:28pm, motion by Mindy, Second- Rob, unanimously approved.

**Next Meeting → Virtual Check in before Annual Meeting**

**Date/Time:** Wednesday, May 13th, 6:30pm to 7:00pm

**Location:** Virtual