

FBCA Board
Draft of Meeting Minutes
8/13/2024

Location: Panera Bread, Waterford, MI

Meeting Commenced at pm (*Motion- 7:10pm, Mindy, Second- Gero*)

I. Approval of Meeting Minutes

5.21 approved unanimously (Motion- Gero, Second- Amanda)

6.10 approved unanimously (Motion- Mindy, Second- Gero)

7.23 approved unanimously (Motion- Gero, Second- Mindy)

Annual Meeting Minutes- were never formally updated. These will be reviewing once updates to are sent to the new secretary.

II. Review Goals for the Year

a. Increase Communication

b. Beach Lot maintenance

c. Reviewed FBCA property Maintenance

III. President's Report

Calls from real estate agents about restrictions

IV. Vice President's Report

- Quote for Beach Lot maintenance- Sand
A proposal was submitted for 12 cubic yards.
This amount would be over budget.
Vice President is looking into a quote for something that will fit in budget.
- White Lake property at pump house- bush covering the speed limit sign was communicated with the township.
- Liens update
Lien Releases were addressed and sent for a home that had paid.
The bookkeeper received a copy
Final two Liens from 2023-2024 were printed and sent.
- Snow Plot Contract- formal contract was printed, but needed to be printed as an invoice.
Once the invoice is received, the president can sign as approved at the August meeting.
- Map of FBCA
The Vice President shared the snowplow map, the original map with lot numbers, and the HOA map. She is working on adding house numbers to FBCA map.
- Lawyer Update
 - Status of FBCA properties.
 - FBCA property decisions to be discussed at the September Board Meeting
 - LARA- is being updated by the FBCA attorney.
 - Compliance with the marketable title act- deadline is September 29, 2025 is being handled by the FBCA attorney.
 - FBCA does not file taxes as a non-profit. An accountant needs to refile occasionally to maintain non-profit status. Vice President will investigate.
 - Lawyer was reminded to cash check ASAP.

- Allen Lake- encourage lake front owners to make a formal letter of complaint to EGLE with photographic documentation.
- Violations letters for issues of compliance (*several homes that are repeat offenders*). The FBCA board will submit needed information to the lawyer as needed, if the issues has not be resolved in the time frame specified in the letter.
- Historical Documents are being compiled digitally.
Violations Officer will continue her work and documentation as usual, separate from this process.

V. Violation Officer's Report

- Will maintain two letter notice - the current process, and bring updates to the monthly board meetings, even though legally, associations are only required to provide one.
- Unresolved violations will be discussed with all board members, typically at the monthly board meeting, before the violations officer will elevate them to the lawyer.
- Many violations resolved. A couple were escalated to the lawyer.

Due to Time- remaining items were tabled to September Meeting and ended at 8:54pm

VI. Treasurer's Report- Gero

VII. Building Committee Records

VIII. Bins for FBCA

IX. FBCA Board Transition Documents

X. In Process

- i. Email Access- Rob & Gero
- ii. Update Board Calendar- annual Lake Treatment and Park Insurance payment dates
- iii. Signs for Beach Closures- about \$20
- iv. Update lien spreadsheet with property descriptors
- v. Add to fall newsletter regarding needed to keep trailers, boats, RVs in storage, other than cleaning. It should not be there more than it is out.
- vi. Update website with calendar

XI. Tabled to Fall Pavilion- need to get concrete leveled.

Leveling requires entire pavilion level with respect to sidewalk. Roof also needs to be replaced. Revisit this fall to plan & budget.

XII. Next Meeting

- ~~Monday, September 23, 2024~~ October 7, 7pm at Panera Bread of Waterford