

WHISPERING PINES CONDOMINIUM ASSOCIATION
OCTOBER 15, 2015 BOARD MEETING

The regular Board meeting was called to order at the Adams's, by President Dan Gee. Present were Roxanne Adams, Dan Gee, Bill Lanam and Gino Conedera. Absent was Jason Mc Sherry and Marc Wohlfeil.

Treasurer's Report: Roxanne reports the balance in the checking account is \$80,636.90, the balance in the savings/road account is \$54,529.35. Ninety six (96) Homeowner/lot owners are paid in full. One Homeowner owes \$250.00. Three Homeowners have not paid.

After 5 letters (3 hard copy mailed and 2 emails) and leaving a phone call message, I have placed liens on three properties:

Lot 30, John and Anne Stevelinck

Lot 37, Daniel and Lori Hall

Lot 86, Thane and Antionette Secord

The amount due is \$625.00.

Fee for written information on status of dues, by-laws, etc is \$175.00. Any person, title company, realty company, finance company, etc. regarding written documentation to verify information by WPCA will be charged \$175.00 administrative fee. Some of these companies are sending forms that are several pages long. Any communication (not requiring written documentation) will still be done at no charge.

Secretary's Report: WPCA has an exclusive contract with Duncan Disposal Services. Our basic price per quarter is \$45.75. A couple of Homeowner's have been charged more than that, so check your bills. Duncan Disposal 248-437-8600.

The WPCA Board would like to welcome new Homeowner's:

Lot 14...Chris and Amanda Wright

Lot 34...Nicholas and Stephanie Edgeworth

Lot 43...Sean and Meredith Mason

Lot 69...Christopher and Brie Mc Farland

Special Thanks to Carrie Price for the fall arrangement at the main entrance!

President's Report: Dan reports that the Maintenance contract with Pruning Pros has been terminated by WPCA. Our contract is now with Jimmie's Lawn and Landscape Services LLC.

WPCA has received payment of \$7,771.92 from Koselka DeVine, PLC, from PEA relieving them from law suit relative to legal issues. Our attorney is still working with Dan regarding the issues with Pinckney Community Schools and the flooding of our retention ponds.

An insurance claim was filed pertaining to the hail storm damage done on May 29, 2105. Damage was done to the Whispering Pines Drive fountain and the gazebo roof. Reimbursement checks from the Insurance Company total \$2,045.00. On October 1, 2015 the gazebo roof was replaced.

Web Page: Dan Gee made a motion, seconded by Gino Conedera, to investigate the options of changing internet providers for our web page.

Compliance: Just a reminder that advertising yard signs are not allowed.

Architectural: Construction has started on Lot 12, by Chestnut Development Company.

Respectfully Submitted

Roxanne Adams

Your WPCA Board Members are:

President: Dan Gee 517-861-6742 danieljamesgee@yahoo.com
VP/Secretary/Treasurer: Roxanne Adams 734-878-2409 rladams0927@yahoo.com
Architectural/Web Page: Bill Lanam 734-648-0694 bill.lanam@gmail.com
Gino Conedera 586-202-4036
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WPCA E-mail.....WPCA962@yahoo.com
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***Subsequent conference with Board members voted to officially accept Gino and Jason as Board members. WPCA Board also voted to proceed with changing our web hosting provider. Be watching for a new and exciting Web page!!