



## **ALCA Board/Community Review – Meeting Minutes – April 22, 2021**

### **Working Meeting** – called to order at 4:55pm at Metro Group Management offices

- Monthly Financial Report Feedback – J Channell / T Burke
  - Board reviewed and approved March Financial Statement – 5/0
- Quotes/Invoices Needing Approval – J Channell
  - Board approved invoice – Current Solutions – Infrared Scanning work – 5/0
  - Board approved invoice – Lucido & Manzella PC for SH Wall work – 5/0
  - Board approved quote – Roof One repairs to Bldg. F – 4/0 – 1 abstained
- Work Order Status – J Channell (postponed due to time allotment)
- Building A – Next Steps – J Channell / P Randazzo – Twp. Inspection Status
  - Letter sent to 3442 ASD on 4/22
  - Work scheduled for 5/4 – 9am
  - Need 3442 approval by 4/30
- Landscape & Snow Contract – D Khadra
  - Val Holland assigned as MRC liaison to ACE and Tru-Green
  - Rob Locher assigner as MRC liaison to Sunrise Irrigation and Pristine Pools
  - Pete Randazzo assigned as liaison to multiple construction trades
- Snug Harbor Wall Status & Next Steps – Dave – All
  - Attempts made by ALCA attorneys reaching out to SH attorneys – no response
  - Waiting for news from Settlement Conference on May 27<sup>th</sup>
- Electrical Panels in all Buildings – Infrared Analysis Status – P Randazzo
  - Firm quote requested from Current Solutions to begin work on Bldg. A – 5/0
- Windows / Survey Co-Owners re: Windows and other items – All
  - Meeting to review Resident Survey postponed until week of 4/26
- Roof Inspection Survey – T Burke / All
  - Quote approved from Bruttell Roofing to survey all buildings; survey to include roofs, gutters, flashings; while doing survey Bruttell will make minor repairs – 5/0
- Crawl Space Inspections – All
  - B-Dry quoting annual inspections of all buildings



- **Alt-Mod Forms**
  - 3400 Loon Lake Court – requires additional information
  - 3390 Adams Shore Drive – requires additional information
- **Spring Prep / Spring Walkthrough – J Channell / MRC / All**
  - Metro Group accumulated copious notes during walk-thru, all of which will be addressed by the Board, the MRC, and Metro Group
  - Proposal from MRC to “test” power-wash back steps at Bldg. H approved – 5/0
  - Pool scheduled to open before Memorial Day
- **Power-wash & Stain Buildings “L” & “M”**
  - Metro Group obtaining new quotes for work
- **Deck project for 2021 – Quotes from Savage – P Randazzo / J Channell / All**
  - Building “E” replacement for 2 lower decks – approved – 5/0
  - Building’s “A” & “B” rear wood step replacement – approved – 5/0
- **Insurance Renewal Update – J Channell**
  - Metro requested proposals from 5 companies, two choose to respond
  - Board approved staying with current provider – Michigan Insurance / Farmers
  - ALCA will realize a \$1,300 reduction for same coverage as previous contract
- **Window Washing – will be scheduled during 2021 summer season**
- **Clubhouse Rental Process**
  - D Khadra to review, edit and present updates to Board for approval
- **Social Committee Update – C Clayton**
  - Meet & Greet is scheduled for May 16<sup>th</sup> under the tree by the pier entrance
- **Community Inquiries – schedule did not permit time for these items**
  - Kayaks along beach or grassy area – will be discussed at next meeting
  - Electric grills – will be discussed at next meeting
  - Firepits along beach – will be discussed at next meeting
- **Upcoming Elections**
  - Metro Group sent notification to all Co-Owners
  - Application forms due back April 30<sup>th</sup>
  - Candidate presentations and election on May 20<sup>th</sup>