

# THE LEISURE LAKE BULLETIN

March 22, 2024

## Board of Directors Candidate Edition



From All Leisure  
Lake Staff and  
Board Members,  
We Want to Wish A  
Happy Easter To All  
And Look Forward  
To Seeing Everyone  
At The Lake Real  
Soon!!



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## Message from the Board

We are pleased to announce that our Attorney successfully defended our Association and that the restraining order is in the process of being dismissed. We can proceed with our election on April 19, 2024. Our Attorney requested that the Association follow the requirements in the 1979 Bylaws and the March 2023 Rules and Regulations. We are waiting for the final court documents, but it is our understanding that for the April 19, 2024, election we are to follow the 1979 Bylaws and March 2023 Rules and Regulations. Additional election information will be in the April Condo Connection.

The restraining order that was served on February 18, 2024, challenged the inclusion of the terms “HOA” and “LLCA HOA” on the Letter of Intent form and Proxy form in the January 2024 Leisure Lake Bulletin. This was cited as a “new rule” requiring co-owners to be members of a new separate homeowner’s association (HOA). The Plaintiff requested that the voting requirements from 2023 should be reinstituted.

The Board responded to the court that the use of the term HOA or LLCA HOA was a common clerical error with no intended or malicious act to create a “new rule”. Our Bylaws recognize that clerical errors can occur and have a remedy to correct a clerical error by striking or deleting the incorrect term from a form. The Board also responded that if the Plaintiff would have asked the Office or Board about the error before the restraining order was served, the terms HOA and LLCA HOA would have been deleted and the forms corrected.

The Board submitted our Bylaws to the court showing our legal name as the Leisure Lake Condominium Association (LLCA) and that the Board had not created a new legal entity named the Leisure Lake Condominium Association HOA or LLCA HOA. The Board agreed with the court that the perceived “new rule” requiring co-owners to be members of the LLCA HOA was not valid or enforceable as it was a clerical error. The Board fully supported the court’s order to follow the voting procedures from the 1979 Bylaws and the March 2023 Rules and Regulations.

To all of our Co-owners, our legal name is Leisure Lake Condominium Association (LLCA) and it is a non-profit corporation with Bylaws and Rules and Regulations. We are not an “HOA.” Any use of the term “HOA” in Association documents is a clerical error and the office is removing references to “HOA” in our documentation and communications. If you find a form that uses the term “HOA” please let the office know so it can be corrected.

Please do not confuse “HOA” with “PAYHOA.” PAYHOA is a correct term. PAYHOA is the Association’s full accounting package that is used to manage our business activities. PAYHOA is similar to QuickBooks and can generate Excel, CVS or PDF files and is used by over 25,000 Condominium Associations and HOAs. PAYHOA has many benefits. Co-owners have their own unit account showing their payment history, the budget, board meeting minutes, Bylaws, Rules & Regulations, and newsletters. Co-owners can pay online by ACH or credit card. Office staff uses PAYHOA to manage revenue and expenses and generate financial reports (budgets, profit and loss, general ledger, past due accounts and more) that provide detailed information to our auditors, tax preparers, Association Board and Co-owners. Office staff can also use PAYHOA to send unlimited, free text messages and emails to Co-owners that can include attached newsletters, invoices, reports, and pictures.

Leisure Lake Board of Directors

Ryan Nasrey, President

Michael Terry, Board Member

Rebecca Nasrey, Treasurer

Jerry Kargel, Vice President

Chris Jacobs, Board Member

Cindy Mathers, Secretary

Bonny Webber, Assistant Treasurer

010224  
8938 Cmr

JANUARY 1, 2024

**2024 – 2026 LLCA Board of Directors Candidate Letter of Intent**  
**Must Be Delivered to the Leisure Lake Office by 3PM on February 16, 2024**

Thank you for your interest in serving on the BOD for Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules and Regulations.

A Candidate must be a member in good standing and must not have any unpaid assessments, fines, or fees/charges. By signing this form, the Candidate acknowledges and accepts all responsibilities associated with the timely delivery of their Letter of Intent to the Office. This Letter of Intent is considered received when it is time and date stamped at the Office no later than 3 pm on February 16, 2024. All letters will be validated. Only valid candidate names submitted on this form will appear on the 2024/2026 ballot. Candidates will be listed on the ballot by the order which the Letters of Intent were date and time stamped by the Office. An elected candidate formally becomes a Board Member after passing a background check. Board Members are required to attend their first meeting on April 20, 2024, at 10am, either in-person at the Leisure Lake Office upstairs conference area or by Zoom.

Candidate Name: RYAN NASREY Unit/ Lot Number(s): 305  
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 1/1/24

Primary Resident City: WEST BLOOMFIELD Twp. Primary Resident State: MI.

Employment Status: ☒ Full-time ☐ Part-time ☐ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input checked="" type="checkbox"/> Technology	<input type="checkbox"/> Event Planning	<input type="checkbox"/> Accounting/Finance/CPA/Auditing
<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input type="checkbox"/> Treasurer	<input type="checkbox"/> Campground Mgt	<input checked="" type="checkbox"/> Construction/Heating/Electrical
<input type="checkbox"/> Business	<input checked="" type="checkbox"/> Park Beautification	<input type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input type="checkbox"/> Staff Recruiting/Management
<input checked="" type="checkbox"/> Other skills (please list) <u>CURRENT LEISURE LAKE BOD PRESIDENT</u>		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

I WISH TO CONTINUE THE FORWARD MOMENTUM BUILT BY THIS BOARD TO  
IMPROVE OUR LAKE AND COMMUNITY.

Deliver this form no later than 3pm on February 16, 2024 by: (1) In-person to the Office during business hours, (2) to mail drop box D-1; (3) by mail to Leisure Lake Condo Assoc, Unit F-1, 10001 E. Goodall Rd, Durand, MI 48429; (4) by fax: 989-794-6022 or (5) by email: [leisurelakedurandmi@yahoo.com](mailto:leisurelakedurandmi@yahoo.com). Leisure Lake Condominium Association is not responsible for late deliveries or deliveries made to any location other than the Office. Candidates are responsible for verifying their Letter of Intent was received at the Office.

**Bylaw Definition and Rules and Regulations to be a Candidate and Board Member**

1. A person running for the Board of Directors and/or serving on the Board of Directors must be a co-owner and member of the Leisure Lake Condominium Association. Membership shall be established by acquisition of fee simple title to a unit in the condominium and by recording with the Register of Deeds in Shiawassee County, a deed or other instrument establishing a change of record title to such unit and furnishing of evidence of same satisfactory to the office. The new co-owner thereby becoming a member of the membership and the prior co-owner terminated. Until these steps are completed, the property owner IS NOT a member of the Leisure Lake Condominium Association and cannot vote, run for the Board, be appointed to the Board, or serve on the Board.
2. A Candidate must be a LLCA member in good standing with no past due assessments, violations, or fees/charges.
3. A Candidate for the Board must pass a criminal background check

Hello to my Leisure Lake neighbors! My name is **Ryan Nasrey**, and I am a fellow co-owner of Lot 305. I am also currently serving as your President. It has been my honor to serve our association on the Board for the last two years, and I am asking for your vote to continue to drive the lake forward. I aim to continue with healthy finances, improved facilities, beautification, and overall enjoyment of our wonderful camp. So, I ask you again for your vote to allow me and the rest of our current Board to continue this journey we started together.

Warm Regards,

*Ryan*



010324  
- 1201 CMP

## 2024 - 2026 LLCA Board of Directors Candidate Letter of Intent

### Must Be Delivered to the Leisure Lake by 3PM on February 16, 2024

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Candidate Name: Bonny A. Webber Unit/ Lot Number(s): 389  
*Co-owner's name (legal) to appear on the ballot* Unit/Lot number(s) to appear on the ballot

Candidate Signature:  Date: 1/3/24

Primary Resident City: Durand Primary Resident State: MI  
Employment Status: Full-time Part-time ☒ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input type="checkbox"/> Technology	<input type="checkbox"/> Event Planning	<input checked="" type="checkbox"/> Accounting/Finance/CPA/Auditing
<input checked="" type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input checked="" type="checkbox"/> Treasurer	<input type="checkbox"/> Campground Mgt	<input type="checkbox"/> Construction/Heating/Electrical
<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Park Beautification	<input checked="" type="checkbox"/> Secretary for Organization/Non-Profit
<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input type="checkbox"/> Staff Recruiting/Management
<input checked="" type="checkbox"/> Other skills (please list) <b>Extensive experience with: PAYHOA, cash and contract management, Leisure Lake Bylaws, County and State government agencies, non-profit treasurer and non-profit secretary</b>		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

**For the last two years I have served on the Board of Directors as Treasurer and Assistant Treasurer. I would be honored to continue to represent the Leisure Lake Condominium Community. I retired from the University of Michigan after 27 years as a logistics and strategic contract manager. I served as Treasurer**

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**Bylaw Definition and Rules and Regulations to be a Candidate and Board Member**  
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2. A Candidate must a LLCA member good standing with no past due assessments, violations, or fees/charges.

3. A Candidate for the Board must pass a criminal background check

For Pittsfield Township Senior's Inc, a non-profit organization and as Secretary and Commissioner for District 4 Washtenaw County Commission on Aging. For the last two years I have worked hard to clean up our finances, accounting system, and office records. If you elect me, I promise to continue to protect your finances in safe, FDIC insured accounts; provide Profit and Loss Statements; and to support non-emergency spending to comply with the approved budget parameters. I also promise to continue to closely audit the co-owner assessment collections and move forward with liens and foreclosures when co-owners are not paying their assessments and property taxes, which jeopardizes all our investments.

Being the Treasurer and/or Assistant Treasurer for a non-profit organization is a demanding and time-consuming position. I live in Durand. Because I am retired and I live locally year-round, I have been able to represent Leisure Lake at meetings with attorneys, bankers, CPAs, bookkeepers, insurance agents, Durand City officials, county officials, and State of Michigan officials. If you vote for me, I promise to continue to represent Leisure Lake's interest and be available to meet with government agencies, service providers, and suppliers as needed.

I support equal and fair treatment for co-owners regardless of how many lots you own. I support co-owners paying for their own assessments, pump outs, clubhouse and pavilion rentals, parking lot storage fees, and the pontoon boat program. I support protecting our savings for emergencies and unforeseen circumstance. I support following the Bylaws, Rules and Regulations and camp policies, and if needed, making changes or amendments by following the Bylaw procedures.

I believe in treating Leisure Lake employees, board members, and our neighbors with respect. Everyone should be able to be at Leisure Lake without being harassed regardless if they are an employee, board member or co-owner. If you vote for me, I promise to continue to work towards making our campground a safe place where co-owners and their families can come and enjoy themselves.

When my husband and I purchased our campsite at Leisure Lake in the fall of 2021, our plan was to retire and enjoy sitting on our porch at the lake, fish a little, and play some Euchre or Cribbage. We have been married 50 years and Leisure Lake seemed to be a great place to spend our summers. However, when I was elected to the Board in 2022 and voted to be the Treasurer, it quickly became apparent that there were serious problems in the office and how our cash and investments were being managed. The Board hired me on a short-term basis as Director of Business Operations. This position was separate from my Treasurer responsibilities and had a contract with a complete job description. The goal was for the Director of Business Operations to get the office and finances back into compliance and give the Board time to find a long-term solution.

My short-term contract lasted longer than my husband or I had anticipated. The Board was unable to quickly recruit and hire a qualified Director. Unfortunately, the new Director that was hired quit shortly afterwards. I am happy to say that the Board was able to find a capable Office Manager/Bookkeeper, Chris Reinoehl. Once Chris has completed his training, he will be able to manage the office and keep our accounts on the right track. If you vote for me, I promise that if Chris continues to manage the office, that I will work with Chris as a volunteer Board Member and continue to audit the finances and represent Leisure Lake to the best of my abilities.

010324

1237 cme

JANUARY 1, 2024

**2024 – 2026 LLCA Board of Directors Candidate Letter of Intent**  
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Thank you for your interest in serving on the BOD for Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules and Regulations.

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Candidate Name: Cindy Mathers Unit/ Lot Number(s): 200  
 Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: Cindy R Mathers Date: 1-2-2024

Primary Resident City: Corunna Primary Resident State: MI

Employment Status: ☒ Full-time ☐ Part-time ☐ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input type="checkbox"/> Technology	<input checked="" type="checkbox"/> Event Planning	<input type="checkbox"/> Accounting/Finance/CPA/Auditing
<input checked="" type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input type="checkbox"/> Treasurer	<input checked="" type="checkbox"/> Campground Mgt	<input type="checkbox"/> Construction/Heating/Electrical
<input type="checkbox"/> Business	<input checked="" type="checkbox"/> Park Beautification	<input checked="" type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input checked="" type="checkbox"/> Staff Recruiting/Management
<input type="checkbox"/> Other skills (please list) _____		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

See Attached Paper

Deliver this form no later than 3pm on February 16, 2024 by: (1) In-person to the Office during business hours, (2) to mail drop box D-1; (3) by mail to Leisure Lake Condo Assoc, Unit F-1, 10001 E. Goodall Rd, Durand, MI 48429; (4) by fax: 989-794-6022 or (5) by email: Leisure Lake Condominium Association is not responsible for late deliveries or deliveries made to any location other than the Office. Candidates are responsible for verifying their Letter of Intent was received at the Office.

**Bylaw Definition and Rules and Regulations to be a Candidate and Board Member**

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2. Candidate must be a LLCA member good standing with no past due assessments, violations, or fees/charges.
3. A Candidate for the Board must pass a criminal background check

010324  
1237 CML

This letter of intent informs you of my interest in running for a position on the Leisure Lake board of directors for the 2024 season. My name is Cindy Mathers, I have resided here since 2012 and love every minute that I get to spend here. I have been married for almost 27 years, and have 3 children and 5 grandchildren. I work in Hospice and love providing comfort for my patients and their loved ones at the end of their lives.

I have served on a volunteer board from 2001 to 2015 and accomplished many, many things and thoroughly enjoyed it. I also served the 2023 season on the Leisure Lake board of directors as secretary and feel that the board worked extremely well together and accomplished a lot. I am level-headed, a good listener, compassionate, and care very much to continue to make Leisure Lake the place we all love to call home.

I promise to do all I can to make Leisure Lake a great place to live and call our happy place. I believe my abilities, experience, and 12 years of living in this community make me an extremely suitable candidate for the job, and I hope you consider re-electing me. I am looking forward to a great season with such great people!

Thank you!

-Cindy Mathers Lot 306 & 200



3 PM 6 4:33 PM  
cmx

JANUARY 1, 2024

7 | Page

# 2024 – 2026 LLCA Board of Directors Candidate Letter of Intent

~~MUST BE DELIVERED BY 3 PM ON FEBRUARY 16, 2024 TO LEISURE LAKE OFFICE~~

Board of Directors of the Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules and Regulations.

A Candidate must be a member in good standing and must not have any unpaid assessments, fines, or fees/charges. By signing this form, the Candidate acknowledges and accepts all responsibilities associated with the timely delivery of their Letter of Intent to the Office. This Letter of Intent is considered received when it is time and date stamped at the Office no later than 3 pm on February 16, 2024. All letters will be validated. Only valid candidate names submitted on this form will appear on the 2024/2026 ballot.

Candidates will be listed on the ballot by the order which the Letters of Intent were date and time stamped by the Office. An elected candidate formally becomes a Board Member after passing a background check. Board Members are required to attend their first meeting on April 20, 2024, at 10am, either in-person at the Leisure Lake Office upstairs conference area or by Zoom.

Candidate Name: Michael Terry Unit/ Lot Number(s): 309&310  
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: M Terry Date: 01/06/2024

Primary Resident City: Taylor Primary Resident State: MI  
Employment Status: ☒ Full-time ☐ Part-time ☐ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply  
☐ Technology ☐ Event Planning ☐ Accounting/Finance/CPA/Auditing  
☐ Non-Profit ☐ Law Enforcement/Security ☐ Lake/Waterway Management  
☐ Treasurer ☐ Campground Mgt ☐ Construction/Heating/Electrical  
☐ Business ☐ Park Beautification ☐ Secretary for Organization/Non-Profit  
☐ Legal ☐ Lake/Fish Management ☐ Staff Recruiting/Management  
☐ Other skills (please list) \_\_\_\_\_

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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## **Michael Terry's Attachment Letter of Intent Board of Directors**

Hello fellow co-owners, my name is Michael Terry.

My wife Deb and I own lots 309 & 310. I am seeking your vote to continue working on our Board of Directors.

My personal dedication to the park can easily be seen in our \$100,000 plus improvement to lot 310. We took it from pest infested blight to what you see today.

I was appointed to the board late last summer to replace someone who quit. Learning the inner workings of our association is challenging and may not be for everyone, but it is for me. I have served on several boards over the years and have learned much.

Those positions include Advisory Board Michigan International Speedway, Trustee Faith Christian Assembly, Current Vice President Glen Abby Condo Association, Trustee Marine Prop Riders, and Trustee Unlimited Detroit.

I am not going to give you any false hope that I alone am going to accomplish anything. It takes a team for that to happen. I am not only a team player, I expect accountability. Especially when it comes to the distribution of our funds. I am not a yes man. I do not, have not, and will not just say okay to every motion that comes forth, just because someone thinks that their idea is an emergency. I will engage and question expenditures as necessary, to ensure that I believe our dues is being properly spent.

If you are looking for a no nonsense person that will serve in your best interest, please consider a vote for Michael Terry.

Thank you for your consideration.

JANUARY 1, 2024

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Candidate Name: Christopher Jacob  
Co-owner's name (legal) to appear on the ballot

Unit/ Lot Number(s): 26  
Unit/Lot number(s) to appear on the ballot

Candidate Signature: Chris Jacob

Date: 1-10-24

Primary Resident City: Wolverine Lake

Primary Resident State: MI

Employment Status: ☐ Full-time ☐ Part-time ☐ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input type="checkbox"/> Technology	<input type="checkbox"/> Event Planning	<input type="checkbox"/> Accounting/Finance/CPA/Auditing
<input type="checkbox"/> Non-Profit	<input checked="" type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
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<input type="checkbox"/> Legal	<input checked="" type="checkbox"/> Lake/Fish Management	<input type="checkbox"/> Staff Recruiting/Management
<input type="checkbox"/> Other skills (please list) _____		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

I would like to continue the progression of Beautification for Leisure Lake. Leisure Lake is a special to my family, we take great joy coming up to the lake. Finally getting a reputable Fish Farm to help stock the lake was my crowning moment. I look forward to years of Leisure Lake for my family and friends.

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JANUARY 1, 2024

2024 – 2026 LLCA Board of Directors Candidate Letter of Intent  
**Must Be Delivered to the Leisure Lake Office by 3PM on February 16, 2024**

Thank you for your interest in serving on the BOD for Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules and Regulations.

A Candidate must be a member in good standing and must not have any unpaid assessments, fines, or fees/charges. By signing this form, the Candidate acknowledges and accepts all responsibilities associated with the timely delivery of their Letter of Intent to the Office. This Letter of Intent is considered received when it is time and date stamped at the Office no later than 3 pm on February 16, 2024. All letters will be validated. Only valid candidate names submitted on this form will appear on the 2024/2026 ballot. Candidates will be listed on the ballot by the order which the Letters of Intent were date and time stamped by the Office. An elected candidate formally becomes a Board Member after passing a background check. Board Members are required to attend their first meeting on April 20, 2024, at 10am, either in-person at the Leisure Lake Office upstairs conference area or by Zoom.

Candidate Name: Holly Ann Tallman Unit/ Lot Number(s): LOT 63  
*Co-owner's name (legal) to appear on the ballot* Unit/Lot number(s) to appear on the ballot

Candidate Signature: Holly Ann Tallman Date: 02-02-2024

Primary Resident City: Flushing Primary Resident State: MI

Employment Status: ☒ Full-time ☐ Part-time ☐ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input checked="" type="checkbox"/> Technology	<input checked="" type="checkbox"/> Event Planning	<input checked="" type="checkbox"/> Accounting/Finance/CPA/Auditing
<input checked="" type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input checked="" type="checkbox"/> Treasurer	<input checked="" type="checkbox"/> Campground Mgt	<input type="checkbox"/> Construction/Heating/Electrical
<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Park Beautification	<input checked="" type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input checked="" type="checkbox"/> Staff Recruiting/Management
<input checked="" type="checkbox"/> Other skills (please list) <u>Current Profession: Skilled Trades-Die Maker @ General Motors / Business Owner</u>		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

I am submitting my letter of intent to be voted onto the Board Of Directors for Leisure Lake Condominium Association. I believe I can help the community flourish, grow, and become a great summer experience for generations to come. My background and experience would allow me to fulfill any of the open positions on the board and I am confident that I can help Leisure Lake continue to prosper for many years to come.

Deliver this form no later than 3pm on February 16, 2024 by: (1) In-person to the Office during business hours, (2) to mail drop box D-1; (3) by mail to Leisure Lake Condo Assoc, Unit F-1, 10001 E. Goodall Rd, Durand, MI 48429; (4) by fax: 989-794-6022 or (5) by email: [leisurelakedurandmi@yahoo.com](mailto:leisurelakedurandmi@yahoo.com). Leisure Lake Condominium Association is not responsible for late deliveries or deliveries made to any location other than the Office. Candidates are responsible for verifying their Letter of Intent was received at the Office.

**Bylaw Definition and Rules and Regulations to be a Candidate and Board Member**

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2. A Candidate must be a LLCA member good standing with no past due assessments, violations, or fees/charges.
3. A Candidate for the Board must pass a criminal background check



FEB 8 12:08PM  
Cmk

JANUARY 1, 2024

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Candidate Name: THOMAS D SMITH Unit/ Lot Number(s): 385  
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 2-07-2024

Primary Resident City: GRAND BLANC Primary Resident State: MICHIGAN

Employment Status: ☒ Full-time ☐ Part-time ☐ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input type="checkbox"/> Technology	<input checked="" type="checkbox"/> Event Planning	<input checked="" type="checkbox"/> Accounting/Finance/CPA/Auditing
<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input type="checkbox"/> Treasurer	<input type="checkbox"/> Campground Mgt	<input type="checkbox"/> Construction/Heating/Electrical
<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Park Beautification	<input type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input type="checkbox"/> Staff Recruiting/Management
<input type="checkbox"/> Other skills (please list) _____		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

TO BETTER THE PARK. TO MAKE IT A FUN AND FAIR PLACE TO RELAX!!  
TO TAKE CARE OF PEOPLE'S (CO-OWNERS) PROBLEMS NOW AND NOT WAIT  
DOWN THE ROAD.  
AND TO BE UPDATED ON "EGLE" SO THAT WE'RE NOT IN VIOLATION!!

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2. A Candidate must be a LLCA member good standing with no past due assessments, violations, or fees/charges.
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11:17 PM  
2/12/24  
CWR

**2024 - 2026 LLCA Board of Directors Candidate Letter of Intent**  
***Must be received by Leisure Lake Condo Association Office by February 16, 2024***

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Candidate Name: John Myers Unit/ Lot Number(s): 290  
Co owner's name (legible) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 2-12-2024

Primary Resident City: Burton Primary Resident State: MI

Employment Status: ☐ Full-time ☐ Part-time ☒ Retired Other: \_\_\_\_\_

Special Skills & Interests - Please check all that apply

<input type="checkbox"/> Technology	<input type="checkbox"/> Event Planning	<input type="checkbox"/> Accounting/Finance/CPA/Auditing
<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input type="checkbox"/> Treasurer	<input type="checkbox"/> Campground Mgt	<input type="checkbox"/> Construction/Heating/Electrical
<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Park Beautification	<input type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input type="checkbox"/> Staff Recruiting/Management
<input type="checkbox"/> Other skills (please list) _____		

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

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3. A Candidate for the Board must pass a criminal background check

Candidate Name: John Myers Unit/Lot: 290

Candidate Signature:

Date: 02-12-2024

Primary Residence: Burton Primary State: MI

I want to be on the board to make the lake great again like it used to be. I have been a co-owner of Leisure Lake for 14 years this summer. I retired from the City of Burton fire department after 27 years. was the Chief Union Steward for Dolly Madison, Canteen Services, and the City Of Burton Fire department. Being union steward I helped negotiate contracts and fought for what was in the best interest of my coworkers, which is what I want to do for my fellow co-owners at Leisure Lake. I also worked maintenance at Leisure Lake for about 3 or 4 years.

14 | Page



February 11 2024  
C.M.R.

JANUARY 1, 2024

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Candidate Name: James E. Mayo Jr. Unit/ Lot Number(s): 291  
Co-owner's name (legal) to appear on the ballot Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 2/2/2024

Primary Resident City: Las Vegas Primary Resident State: NV

Employment Status: ☐ Full-time ☐ Part-time ☒ Retired Other: \_\_\_\_\_

Special Skills & Interests – Please check all that apply

<input type="checkbox"/> Technology	<input type="checkbox"/> Event Planning	<input type="checkbox"/> Accounting/Finance/CPA/Auditing
<input type="checkbox"/> Non-Profit	<input checked="" type="checkbox"/> Law Enforcement/Security	<input type="checkbox"/> Lake/Waterway Management
<input type="checkbox"/> Treasurer	<input type="checkbox"/> Campground Mgt	<input checked="" type="checkbox"/> Construction/Heating/Electrical
<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Park Beautification	<input type="checkbox"/> Secretary for Organization/Non-Profit
<input type="checkbox"/> Legal	<input type="checkbox"/> Lake/Fish Management	<input checked="" type="checkbox"/> Staff Recruiting/Management
<input type="checkbox"/> Other skills (please list) _____		

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See attached

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Hello my names is James Mayo (Jim) aka as Dale would call me "Vegas". I am 63 born in Pontiac MI. I have resided in Las Vegas since 1992 and love spending my summers here at Leisure Lake since 2017. My wife and I are in the process of moving back to Michigan full time.

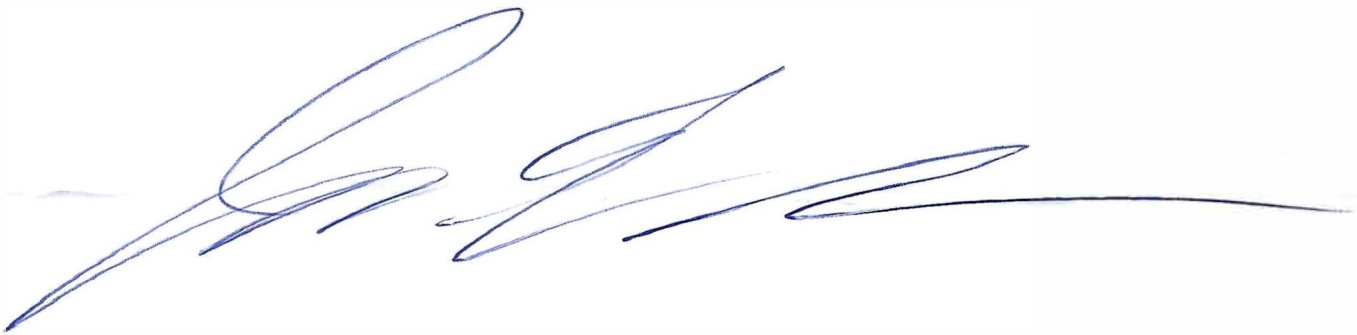
I have been in the classic car business for over 40 years, i own 5 homes, land and warehouses. I have done many things- selling, buying, mechanics, home renovation- also held a Real Estate license for a few years.

I think I could be a diverse person for a position on the Board, with many skills and a consistant common sense thinker and good at coming up with a solution that works for all sides.

I want to be part of the Team that makes and keeps the Park running Great, Beautiful and Peaceful!

Thank you, James Mayo

702-768-0658 Lot 291

A handwritten signature in blue ink, appearing to read 'James Mayo', with a long horizontal line extending to the right.

## 2024 - 2026 LLCA Board of Directors Candidate Letter of Intent

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Candidate Name: SHAMMA STEEFES Unit/Lot Number(s): 75  
Co-owner's name SHAMMA STEEFES Unit/Lot number(s) to appear on the ballot

Candidate Signature: [Signature] Date: 2-14-24

Primary Resident City: CORUNNA Primary Resident State: MICHIGAN

Employment Status: ☐ Full-time ☐ Part-time ☐ Retired Other: ☒

Special Skills & Interests - Please check all that apply

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Technology <u>SOME</u>  | <input checked="" type="checkbox"/> Event Planning           | <input checked="" type="checkbox"/> Accounting/Finance/CPA/Auditing       |
| <input checked="" type="checkbox"/> Non-Profit  | <input checked="" type="checkbox"/> Law Enforcement/Security | <input checked="" type="checkbox"/> Lake/Waterway Management <u>EGL</u>   |
| <input checked="" type="checkbox"/> Treasurer   | <input checked="" type="checkbox"/> Campground Mgt           | <input checked="" type="checkbox"/> Construction/Heating/Electrical       |
| <input checked="" type="checkbox"/> Business  | <input checked="" type="checkbox"/> Park Beautification      | <input checked="" type="checkbox"/> Secretary for Organization/Non-Profit |
| <input checked="" type="checkbox"/> Legal   | <input checked="" type="checkbox"/> Lake/Fish Management     | <input checked="" type="checkbox"/> Staff Recruiting/Management           |
| <input type="checkbox"/> Other skills (please list) <u>GRANTS, FUNDRAISING, WELDING, ARCHITECTURAL BLUEPRINTS, PUBLIC RELATIONS, STORE COORDINATOR,</u> |  |   |

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages) (LETTER ATTACHED)  
TO OPEN COMMUNICATION BETWEEN BOD AND MEMBERS, TO GET YEARLY AUDITS COMPLETED AS REQUIRED BY BYLAWS, TO WORK WITH EGL AND COMMUNITY LEADERS WHO HAVE COMMITTED TO HELPING ME TO ADHERE TO ALL OF EGL AND ENVIRONMENTAL ISSUES INCLUDING, BUT NOT LIMITED TO, ILLEGAL RUN OFF, ILLEGAL FRENCH DRAIN/GRAY WATER DRAIN, NO SEPTIC SYSTEMS ETC.

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**Shannon Steffes**

Letter of Intent

for Leisure Lake Board of Directors

**February 14, 2024**

FEB16 2:17PM  
CMR

## Overview

Dear Fellow Lakers,

Since we have such a serious task ahead of us with Egle, financial obligations, legal lawsuits, etc I think it's important to be very honest and in-depth about who I am! I'm an honest open book. If I get on the board that is exactly what you will get. I want you to know I'm trustworthy so this is more of a resume for the job.

I have lived in Shiawassee County for 30+ years mostly with (Yes with REAL & LIVE) lions and tigers. I am known as the lion lady. Here I filed corporate and 501(C)3 paperwork and started a federally tax-deductible, IRS-recognized, non-profit preserve to rescue exotics from private owners in Michigan. Here are just a few of my responsibilities in running a preserve for 25 years.

First of all, I was federally licensed to have lions and tigers by APHIS, USDA, and AWA. I did fundraisers at the IMA Sports Arena, Pet Supplies Plus, Home Depot, and Sam's Club to name a few. Before I knew it, I had as many as 30 lions and tigers that depended on me to bring in revenue (which amounted to approximately \$250,000.00 a year. Talk about pressure!). We had the support of farmers, deer hunters, 4-H, the fair, and so many individuals who donated. The police even brought us deer in their cruisers and we took community service workers from the courts. RESD and Baker College employed kids through the WIA Federal Program to work at our facility, which I had to create a program for. SATA even bussed in as many as 30 high-risk teens a day to our facility. I developed all the procedures, by-laws, and everything. I had 6 free attorneys but I designed all the waivers from liability, non-disclosure agreements, volunteer documentation, donation receipts, corporate non-profit filings, internship training and accreditation paperwork, and so much more all from scratch. We are an accredited training facility with several universities in the US, and taught Interns from colleges from as far away as Qatar and Sweden, and programs at MSU, Maine, and Washington with Veterinarian and biology

programs. I worked closely with the Detroit Lions, Detroit Tigers, and many notable corporations who paid to sponsor our animals. I met with several governors and numerous representatives and senators in Michigan to get legislation passed in Michigan called the "Large Carnivore Act" regulating the private ownership of lions and tigers, which is where all our rescues came from. I still have all the original paperwork. I have over 50 newspaper articles written about me, many taped interviews on TV-12 and other TV stations as well as radio interviews. I helped co-write a book with the Center of Public Integrity called "Animal Underworld", where I was honored to have a chapter on our preserve. We are even in a children's book. We never paid anything for advertising, I did commercials and even showed on stage at MGM Studios in Orlando, Florida for The Lion King. I had so many positions in 25 years with the preserve that I don't think there is anything that I really can't do. I have been blessed by God and humbled to be surrounded by thousands of amazing people who helped so much and I am forever grateful.

## My Goals for Leisure Lake

1. Transparency about everything! Meeting minutes and updates every month so NO surprises.
2. Consulting with you as owners on major and minor decisions if asked, asking your opinions, and holding voting polls to let the majority decide what's best
3. Seeking advice from our co-owners on all expenses and how to reduce them.
4. Setting up committees to save us money and working on grants and fundraisers and so much more
5. More than anything LISTENING and surround myself with people who know more than I do, letting our members help with solutions.

## Conclusion

We worry about our lake because we don't KNOW WHAT IS GOING ON! We are owners/members and our board works for us! It's time we can know and feel comfortable and at peace knowing we no longer have to worry!

EGLE will not go away. Most of you were never told our French/gray water drains ARE ILLEGAL! Runoff into the lake, our septic for our tanks, and now even our honey wagon is under



investigation! These people can shut us down and lock out gates! I've worked with these people over the years including the EPA. I built my own drain fields for our cages and learned how to weld. I know the people who want to help us. Don't wait till this costs us millions! I have answers and the people to fix this before it costs us so much but I need you to vote me in to fix this. (it's not a horse race, it's a matter of knowing what you're doing so despite the letter, you can change it now!)

Working with 500lb -800lb animals is more intimidating than any human. I will stand up for you and do what's right. I have an incredible amount of experience. Prior experience does not include my career working as a Chief Financial Officer (CFO) for 2 separate million-dollar companies or the fact I opened up malls in Iowa and Traverse City, or even that I ran a magazine and conducted interviews with some of the most successful people in the U.S.

I believe there is only one thing you can take with you to the grave and that's honor and I will always do my best to do what's right!

IMPORTANT INFORMATION! To be open and honest it has been brought up that IF I RUN FOR THE BOARD OF DIRECTORS I had a felony filed against me. It's True and ALL CHARGES WERE DROPPED. I have never got a speeding ticket. Simply put, if your daughter was confronted by a 40-year-old in a parking lot to harm her, what would you do? Again I didn't have a COURT appearance, NO penalties, NO fines, NO record, nothing. All charges were dropped. Every parent would defend me so no charges are on record and the case was dropped after it was investigated. End of the story, so bring on the background check!

My only job competing for my time this year is I am currently Director of Communications and Fundraising for an attorney running for JUDGE in Shiawassee County but I will give you my best if elected to our Board of Directors!

## 2024 ELECTION SIGNIFICANT DATES AND TIMELINES

- **Absentee Voters:** Co-owners wanting to vote absentee must return the official Leisure Lake Condominium Association original, Absentee Ballot to the office either by US mail or in-person no later than 2:30 pm on April 10, 2024. Per the 1979 Bylaws, each Co-owner shall file a signed, written notice with the Association (Office) designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association of behalf of such Co-owner plus additional contact information. Co-owners voters may mail their Absentee Ballots to Leisure Lake Condominium Association, 10001 E. Goodall Road F-1, Durand, Michigan 48429 or deliver them to the Office Tuesday – Saturday. If you do not have a written notice on file, you may complete the Designated Voter Notice included in this newsletter and return it with your absentee ballot. Co-owners may also request an absentee ballot, a Designated Voter Notice form, and return envelope by calling the office at 989-288-26161 during regular business hours, Tuesday – Saturday from 9am to 3pm.
- **Proxy Voters:** Co-owners wanting to vote proxy must return the official Leisure Lake Condominium Association original, signed proxy form to the Office either by US mail or in-person no later than 2:30 pm on April 1, 2024. Per the 1979 Bylaws, each Co-owner shall file a signed, written notice with the Association (Office) designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association of behalf of such Co-owner plus additional information. Co-owners may return their signed, completed Proxy form by US Mail to Leisure Lake Condominium Association, 10001 E. Goodall Road F-1, Durand, Michigan 48429 or deliver it to the Office Tuesday - Saturday from 10am to 3pm. If you do not have a written notice on file, you may complete the Designated Voter Notice included in this newsletter and return it with your Proxy form. Co-owners may also request a Proxy form and a Designated Voter Notice form by calling the office at 989-288-2616 during regular business hours, Tuesday – Saturday.
- **April 19, 2024:** Board Meeting and Election held at Leisure Lake Clubhouse; doors open, and voting begins at 5pm, the Board and Co-owner meeting begins at 6:30pm.
- **April 20, 2024:** New Board meets at 10 am, upstairs above the Office.



## ABSENTEE BALLOT FOR THE DESIGNATED CO-OWNER VOTER 2024-2026 TERM FOR THE BOARD OF DIRECTORS

Acknowledgement: I am a LLCA member in good standing with no past due assessments, violations, or fees/charges and I have filed a signed, written notice with the Association (Office) designating that I am the representative who shall vote at all meetings and have provided the required information. I do hereby submit this Absentee Ballot for the Annual LLCA Meeting on April 19, 2024, in anonymity, and in doing so, I revoke and terminate any proxies, voting agreements or similar arrangements previously given or entered with respect to voting for the 2024-26 term for the LLCA Board of Directors. Complete one ballot for each lot owned.

If you do not have a written notice on file, you may complete the Designate Notice form and return it with your Absentee Ballot. A Co-owner can request an Absentee Ballot, Designated Co-Owner Voter Registration Notice, and return Absentee Ballot envelop by calling the Office at (989) 288-2616 during normal business hours. Complete one ballot for each lot owned.

### MARK YOUR BALLOT FOR A MAXIMUM OF FOUR (4) CANDIDATES

**IF MORE THAN 4 CANDIDATES ARE SELECTED THE BALLOT WILL BE SPOILED AND INVALID**

- ☐ RYAN NASREY, LOT 305
- ☐ BONNY A. WEBBER, Lot 389
- ☐ CINDY MATHERS, LOT 200
- ☐ MICHAEL TERRY, LOTS 309 & 310
- ☐ CHRISTOPHER JACOB, LOT 26
- ☐ HOLLY ANN TALLMAN, LOT 63
- ☐ THOMAS D. SMITH, LOT 385
- ☐ JOHN MYERS, LOT 290
- ☐ JAMES E. MAYO JR., LOT 291
- ☐ SHANNON STEFFES, LOT 75

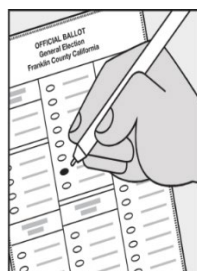
**A Write-in Candidate must be an LLCA Member in good standing. Print Name (spell name correctly) and the Lot Number.**

- ☐ PRINT NAME, LOT # \_\_\_\_\_
- ☐ PRINT NAME, LOT # \_\_\_\_\_
- ☐ PRINT NAME, LOT # \_\_\_\_\_
- ☐ PRINT NAME, LOT # \_\_\_\_\_

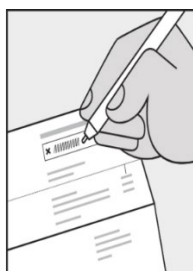
**Return to: Leisure Lake Office – Absentee Ballot, Unit F-1, 10001 E. Goodall Road, Durand, MI 48429**

**DEADLINE IS 2:30 P.M. ON APRIL 10, 2024 - Leisure Lake Condominium Association is not responsible for late deliveries.**

Return your ballot in a stamped, sealed envelope or one provided by the Office. On the outside of the envelope, sign your legal signature and print your unit/lot number. If the envelope is not signed or is missing your unit/lot number, your ballot will be invalid. If more than one ballot per lot is submitted all will be invalid.



Mark your ballot



Sign & seal the envelope



Return by the deadline



**PROXY FORM FOR THE DESIGNATED CO-OWNER VOTER**  
**FOR THE 2024-2026 BOARD OF DIRECTORS ELECTION**

Per the 1979 Leisure Lake Condo Association (LLCA) Bylaws, eligible members may designate another person to vote for them as their proxy. To designate a proxy, the member must complete this form for each of their lot/unit(s) and return the form(s) to the Business Office no later than 2:30 p.m. on April 1, 2023. Multiple lot/units on one form will be marked invalid. Members may withdraw proxies by notifying the Business Office in writing.

Per the 1979 By-laws, members are eligible to designate a proxy voter if (1) a copy of the owner's Shiawassee County recorded deed or land contract is on file in the Business Office, (2) all assessments, taxes, violations, fees, and charges are paid in full and are current (no past due or outstanding assessments, fees, fines, or charges), and (3) there is a filed, signed, written notice with the Association (office) designating the individual representative who shall vote at the meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-owner plus additional contact information. A valid proxy form must match the filed information on the signed, and written notice designating the individual representative who shall vote.

When voting in-person, your designated proxy voter must present to the LLCA voter's registration desk (1) a government picture ID (example, driver's license) and (2) a signed and dated copy of this proxy form. Your proxy votes will be marked spoiled, invalid and not counted if and there are (1) more than a total of four cast votes on the ballot, (2) and there are names and/or unit numbers for write-in candidates with incorrect information, and (3) there are write-in candidates that do not meet the requirements to be a Board Member.

**PROXY FORM**

Designated Co-owner Voter's Unit/Lot Number for this Proxy: \_\_\_\_\_

I, (Print Name as on Designated Co-owner Voter Notice) \_\_\_\_\_

Signature of Designated Co-owner as on file \_\_\_\_\_ / \_\_\_\_\_  
Date

being a member and co-owner in good standing of Leisure Lake Condominium Association,

do hereby, designate (Print full name): \_\_\_\_\_

whose address is: \_\_\_\_\_ as my proxy at  
Print the complete address

the LLCA Annual Meeting scheduled for Friday, April 19, 2024.

**DEADLINE TO DELIVER THIS PROXY FORM TO THE OFFICE IS 2:30 P.M. ON APRIL 1, 2024**

**US Mail to:** Leisure Lake Condominium Association, Mailbox F-1, 10001 E. Goodall Road, Durand, MI 48429.

**Designated Co-owner Return In-person to:** Leisure Lake Office, 10001 E. Goodall Road, Durand, MI 48429. This proxy is considered received when it is time and date stamped at the Office no later than 2:30 pm on April 1, 2024. Leisure Lake Condominium Association is not responsible for late deliveries or deliveries made to any location other than the Office. If this form cannot be returned by April 1, 2024, then the proxy must present this form prior to the start of the annual meeting to allow time to verify the validity of the proxy form.

If you do not have a written notice on file, you may complete the Designated Notice Form and return it with your Proxy form. Forms are available by contacting the Office at 989-288-2616 during regular business hours.



## **1979 Leisure Lake Condominium Association Bylaws Master Deed**

### **Article III Definitions**

B. "Association" shall mean the non-profit corporation organized under Michigan law of which all Co-owners shall be members which corporation shall administer, operate, manage and maintain the Condominium. Any action required or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

C. "Association Bylaws" means the corporate Bylaws of Leisure Lake Condominium Association, the Michigan non-profit corporation organized to manage, maintain, and administer the Condominium.

J. "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium Project. The term "Owner," wherever used, shall be synonymous with the term "Co-owner."

M. Whenever any reference herein is made to one gender, the same shall include reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

## **1979 Leisure Lake Condominium Association Bylaws Master Deed**

### **Exhibit A Condominium Bylaws Leisure Lake Article I Association of Co-owners**

Section 1. Leisure Lake, a campsite condominium project is located in Vernon Township, Shiawassee County, All Co-owners in the Condominium Project and all persons using or entering upon or acquiring any interest in any Unit therein or the common elements thereof shall be subject to the provisions and terms set forth in the aforesaid Condominium Documents.

Section 2. Membership in the Association and voting by members of the Association shall be in accordance with the following provisions:

- (a) Each Co-owner shall be a member of the Association and no other person or entity shall be entitled to membership.
- (b) The share of a Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his Unit in the Condominium.
- (c) Each Co-owner purchaser shall be entitled to one vote for each Condominium Unit owned.
- (d) No Co-owner shall be entitled to vote at any meeting of the Association until he has presented evidence of ownership of a Unit in the Condominium Project to the Association. The vote of each Co-owner may only be cast by the individual representative designated by such Co-owner in the notice required in subparagraph "e" below or by a proxy given to such individual representative.
- (e) Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-owner. Such notice shall state the name and address of the individual representative designated, the number or number of Condominium Unit or Units owned by the Co-owner, and the name and address of each person, firm, corporation, partnership, association, trust, or other entity who is the Co-owner. Such notice shall be signed and dated by the Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new notice in the manner herein provided.
- (h) Votes may be cast in person or by proxy or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes

must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

## **1979 Leisure Lake Condominium Association Bylaws Master Deed Exhibit a Condominium Bylaws Leisure Lake Article II Assessments Section 6**

“A Co-owner in default shall not be entitled to utilize any of the general Common Elements of the Project and shall not be entitled to vote at any meetings of the Association so long as such default continues.”

## **1979 Leisure Lake Condominium Association Bylaws Non-Profit Articles of Incorporation Article I**

“The name of the corporation is Leisure Lake Condominium Association.”

Article IX “The qualifications of members, the manner of their admission to the corporation, the termination of membership, and voting by such members shall be as follows:

- (a) Each co-owner of a unit in the Condominium shall be a member of the corporation, and no other person or entity shall be entitled to membership; except that the subscribers hereto shall be members of the corporation until such time as their membership shall terminate, as herein provided.
- (b) Membership in the corporation (except with respect to any non-co-owner incorporators, who shall cease to be members upon the qualification for membership of any co-owner) shall be established by acquisition of fee simple title to a unit in the Condominium and by recording with the Register of Deeds in the County where the Condominium is located, a deed or other instrument establishing a change of record title to such unit and the furnishing of evidence of same satisfactory to the corporation the new co-owner thereby becoming a member or the corporation, and the membership of the prior co-owner thereby being terminated.
- (c) The share of a member in the funds and assets of the corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to his unit in the Condominium.
- (d) Voting by members shall be in accordance with the provisions of the Bylaws of this corporation.

## **March 2023 Leisure Lake Condominium Association Rules and Regulations Page 4 REQUIREMENTS TO BE CO-OWNERS, IN GOOD STANDING & VOTING RIGHTS**

**Definition: Co-owner and co-owners are used interchangeably to mean the owner or owners listed on the registered deed or land contract in Shiawassee County and delivered to the Business Office**

- 1) Membership in the Leisure Lake Condominium Association shall be established by co-owners completing the following three steps, and no other person or entity shall be entitled to membership:
  - a) The acquisition of a unit in the condominium,
  - b) Recording the deed or land contract showing the change of record title to the unit with the Register of Deeds in Shiawassee County,
  - c) Delivering a copy of the Shiawassee County stamped and recorded deed or other instrument to the Leisure Lake Business Office.
- 2) To be a member in good standing of the Association, all assessments, fines, and fees must be paid on time. The association’s annual assessments are due and payable in full on or before May 1 of each year. If any portion of the assessment is not paid by May 2, the account is past due and subject to lien, foreclosure, \$50 late fee, penalties, and 7% interest. Co-owners that have past due assessments, fees, fines or penalties are not in good standing and are not permitted to vote, rent the clubhouse, rent the pavilion, rent the kitchen/snack shack, or use any common ground areas of the campground.

- 3) Extending payments past May 1 is an exception to the Bylaws and can only be approved by the Board of Directors. Co-owners that no longer want their units or can no longer afford them are encouraged to work with the Business Office. Co-owners can transfer their units back to Leisure Lake Condominium Association using a Quit Claim Deed. Leisure Lake also has a “classified for sale site” that is available for no charge for all co-owners <https://leisurelakemi.org/classified-%26-news>.
- 4) Co-owners are required to update and submit their owner’s documentation each year to the Business Office before receiving their “vehicle entry permit stickers” and “Co-owner Membership Identification Cards.” It is the responsibility of the Co-owner to have a valid, permanent mailing address, telephone number (that receives text messages), email address (for communications and emergency information), and guest list on file with Leisure Lake Condominium Association.
- 5) Only one co-owner is allowed to vote per unit regardless of how many individuals are listed on the deed or land contract. A co-owner is entitled to vote when all three of the following criteria have been met: (1) a copy of the valid deed or land contract for their unit has been recorded with the Register of Deeds in Shiawassee, and the deed is on file with the Leisure Lake Condominium Business Office, (2) the co-owner has provided the Business Office with the co-owner’s name, address, telephone number, email address and other required information, and (3) there is no past due assessments, fees or fines levied against the co-owner or co-owners unit.
- 6) Per change to the Bylaws: “The annual meeting of the members of the Association shall be held on the third Friday in April (unless it is Good Friday, then the meeting will be held on the fourth Friday of April) of each succeeding year at such a time, and a place as shall be determined by the Board of Directors. At such meetings, there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of Article III of the Leisure Lake Condominium Association Bylaws. The Co-owners may also transact at annual meetings such other business of the Corporation as may properly come before them.”
- 7) Co-members in good standing are allowed to vote by absentee ballot, by proxy, or in person by presenting a valid, government issued picture ID.

## **March 2023 Leisure Lake Condominium Association Rules and Regulations Page 5**

### **BOARD OF DIRECTORS**

- 1) The Leisure Lake Condominium Association is governed by a seven-member Board of Directors that is elected by all co-owners that are eligible to vote. Board of Director members serve for two years. Four members are elected on the even years, and three members are elected on the odd years.
- 2) A candidate for the Board of Directors must be a co-owner in good standing, submit a “Board of Directors Letter of Intent” by the due date, and pass a background check.
- 3) To serve on the Board of Directors, a director must be a co-owner and member of the Leisure Lake Condominium Association for the entire term of office. Board of Director Members that are active in managing, overseeing, reporting, or processing business and co-owner records must pass both the background check and a credit report. The Board of Directors meets the Bylaw’s requirement for “adequate fidelity bonds for all officers and employees that handle Association funds” through the Leisure Lake Condominium Insurance Policies whose premiums are paid for by the Association.
- 4) The Board of Director Members elects the following officers: President, Vice-President, Secretary, and Treasurer. The Board may choose to elect an Assistant Secretary and Assistant Treasurer. The Board of Directors officers and members must represent themselves and the park professionally, abstaining from any inappropriate or illegal activity. Board members are not permitted to coerce co-owners, staff, or other Board members. Violation of this rule will be subject to removal from the Board.
- 5) The Board of Directors has the authority to interpret and enforce these Rules and Regulations, as well as designated staff members. A list of the staff members, job titles, and contact information is

available at the Leisure Lake website: <https://leisurelakemi.org/board-%26-staff> and in the last page of the rule book. In those instances, not covered by a specific Rule and Regulation, a ruling will be made by the Board of Directors or designated staff members. In the event of a conflict between a ruling and the Regulations and Bylaws, the Bylaws will be considered the final authority. The Board of Directors reserves the right to add to these Rules and Regulations or otherwise amend them should they feel the changes are in the best interest of the co-owners and the operation of Leisure Lake Condominium Association.



## BOARD APPROVED PAYMENT OPTIONS FOR FY24/25 ASSESSMENTS

The FY24/25 Annual Assessment is \$2,025 and is due May 1, 2024. A \$50 late fee will be charged to all Co-owners that have not paid by May 1 and interest of 7% will be charged to all past due accounts.

### **The \$2,025 Annual Assessment can be paid by the following methods:**

- By check to Leisure Lake Condo Assoc at the Office Tues-Saturday 10am to 3pm
- By check to Leisure Lake Condo Assoc in envelope at the D-1 Mailbox anytime
- By check US mail to Leisure Lake Condo Assoc, 10001 E. Goodall Rd, Box F-1, Durand, MI 48429
- Through PAYHOA- there are fees associated for ACH or Credit Card payments
- By cash at the Office, Tues-Saturday 10am to 3pm, appointment is preferred
- By credit card in person or by phone (989-288-2616) to the Office. There is a 3% bank fee. Total payment is \$2,085.75
- Co-owners may make payments before May 1 without a contract as long as the full amount of \$2,025 is paid in full by May 1.

### **Written Contract for Assessment Payable No Later than June 30, 2024**

The Board has approved a written contract payment plan where the \$2,075 (\$2,025 plus \$50 late fee) is paid in full no later than June 30, 2024. The conditions are as follows:

1. **A co-owner that has defaulted on a previous payment plan is NOT eligible for any payment options past May 1 and must pay all unit assessments by May 1.**
2. The contract must be in writing and signed by the co-owner and the Leisure Lake Office Manager at the Office or processed through email/Adobe Docusign.
3. A \$50 late fee is charged and is paid in the first payment. Payments can be weekly, bi-weekly, or monthly.
4. The co-owner must pay off the entire contract no later than June 30, 2024. The contract can be paid in full before the end of the contract.
5. The contract serves as the written notice that if the Co-owner fails to make the payments on or before the due date and/or fails to fulfill the terms of the agreement, that the balance of the contract is due immediately and the utilities will be locked out and all services discontinued until the account is paid in full. A \$100 lockout/off fee will be charged and added to the account.

### **What Happens When a Co-owner Does Not Have Signed Payment Contract or Does Not Pay by May 1, 2024?**

If a Co-owner does not pay the assessment in full by May 1, 2024, and does not have a written, signed agreement with the Office by May 1, 2024, the co-owner is in default and the following occurs:

- May 2: \$50 late fee and 7% annual interest is billed to the unit's account.
- May 2: Entrance stickers are not issued until assessment is paid in full.
- May 2: 7-day notice is sent to the co-owner through PAYHOA notifying that the co-owner is in default and that the utilities (water, electricity, sewage removal, trash/dumpsters) will be locked out on May 10.
- May 10: The electricity and water will be locked out and pump out service will be discontinued. A \$100 lockout/off fee will be charged for each unit and added to the account.
- May 10: If the co-owner is in default, the co-owner shall not be entitled to utilize any of the general common elements (examples, beach, clubhouse, pavilion, comfort stations, bathhouses, parking lots, pathway, tennis courts, dog park, etc.)
- May 10: If the co-owner is in default, the co-owner shall not be entitled to vote at any meeting (absentee, in-person or proxy) so long as the co-owner is default.
- May 10: All services will be discontinued (pontoon boat program, rental of clubhouse or pavilion, rental storage in parking lots) until all assessments are paid in full.

### **Vernon Township RV Tax**

The 2024 Vernon Township RV Tax is \$38 and is due December 1, 2024, for all units that do not have a permanent plate registered in the Office. The tax can be paid with the \$2,025 assessment or anytime until December 1, 2024.

### THE BOARD OF DIRECTORS

RYAN NASREY - PRESIDENT

JERRY KARGEL – VICE PRESIDENT

REBECCA NASREY – TREASURER

CINDY MATHERS – SECRETARY

BONNY WEBBER - ASSISTANT TREASURER

MICHAEL TERRY – TRUSTEE

CHRIS JACOB – TRUSTEE

Question for the board? Email it to [leisurelakedirectors@gmail.com](mailto:leisurelakedirectors@gmail.com)

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Zach Watters – Director of Facilities

Jerry Vik – Security Supervisor

Chris Reinoehl – Office Manager

Winter Office Hours-- Tuesday - Saturday, 10am to 3pm

Office Phone: 989-288-2616

Medical Emergency: 911

Security & Camp Emergencies Phone: 989-288-4131

Office Email: [leisurelakedurandmi@yahoo.com](mailto:leisurelakedurandmi@yahoo.com)

Website: [leisurelakemi.org](http://leisurelakemi.org)

Office Drop Box: D-1

Office Mailing address:

10001 E. Goodall Road, Mailbox F-1, Durand, MI 48429



# Designated Co-Owner Voter Registration Notice

This form meets the 1979 Bylaws requirements to have the following information on file with the Association (Office) in accordance with the 1979 Leisure Lake Condominium Bylaw: Article 1, Section 2, subsection (e). This form may be used by the Co-owner and returned to the Office in person or by mail at 10001 E. Goodall Road, F-1, Durand, Michigan 48429.

1979 Leisure Lake Condominium Bylaw, Master Deed, Exhibit A, Article 1, Section 2, subsection (e) requires that each co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the association on behalf of such Co-owner. Such notice shall be signed and dated by the Co-owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of Condominium Unit or Units owned by the Co-owner, and the name and address of each person, firm, corporation, partnership, association, trust, or other entity who is the Co-owner. The individual representative designated may be changed by the Co-Owner at the time by filing a new notice in the manner herein provided.

UNIT(S): \_\_\_\_\_

## INDIVIDUAL REPRESENTATIVE DESIGNATED VOTER FOR UNIT(S)

DATE: \_\_\_\_\_

NAME OF DESIGNATED VOTER: \_\_\_\_\_

SIGNATURE OF DESIGNATED VOTER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

## CO-OWNER(S)

NAME: \_\_\_\_\_  
Print Name

ADDRESS: \_\_\_\_\_  
Street City State Zip Code

NAME: \_\_\_\_\_  
Print Name

ADDRESS: \_\_\_\_\_  
Street City State Zip Code

If there are more than two (2) co-owners, you may use the back of this document.