

The Condo Connection

January 17 2025

The latest news, views, and announcements

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Picture
taken by
Theresa St
Onge Crilley

Remember Letters of Intent are due to the office by February 18, 2025. You can mail them, email them or drop them off in person.

Need to contact to contact the office? You can call 989-288-2616, mail at 10001 Goodall Road Unit F-1 Durand MI 48429 or you can email at llcaofficemanager@gmail.com

- From November 1, 2024, to April 25, 2025, Co-Owners that are in the camp anytime between 12pm (noon) and 12pm (noon) the next day that are plugged in will be charged the daily camp usage fee of \$10.00
- Co-Owners can stay overnight any day in November, December, March and April. For the months of January and February, Co-Owners can **ONLY** stay overnight on Friday, Saturday and Sundays.
- The \$10 per night camp usage fee is paid upon entry into the camp at the guard house. Co-Owners can pay in advance for multiple nights. Camp usage fee can be paid by cash or check at the guard house. Credit and Debit card payments can be made in the office with an additional 3% processing fee.
- All cars without a current Leisure Lake window sticker will be stopped at the guard house and the driver will be asked to provide their driver's license to verify they are indeed the owner.
- Guests are not permitted during the offseason unless the Co-Owner is present the entire time. Co-Owners are responsible for any damages caused by their guests.
- Caregivers are required to show identification upon entry into the park.
- Security will do a welfare check your property if you call the security shack at 989-288-4131.
- Remember that the office is no longer accepting yearly Assessments payments of cash. Only check, certified check, credit card or money orders.

Hello to all Leisure Lakers and welcome to another wonderful year. I hope everyone is having a great start to 2025 and think only a few more months and it will be the start of another amazing year at the lake. Unfortunately, I do have to start the New Year off with some sad news, John Meyers has passed away. Let's all take a moment to reflect and remember John Meyers. The family will be holding a memorial service on Saturday January 18, 2025, from 1pm to 3pm at the Detroit Cremation Society 8253 S. Saginaw Street, Grand Blanc, Michigan 48439. Please come out and pay your respects to John and his family. In lieu of flowers, donations are suggested to Dianna Meyers. May your spirit continue to cascade over the lake and remember this is just a temporary goodbye. One day we shall be reacquainted once again.

The lake also recently lost another marvelous human being in Jim Bashore. His family is holding a Celebration of Life on January 25, 2025, from 1pm-5pm at Woodhull Township Hall 7314 W Beard Road, Perry Michigan 48872. Please come and pay your respects to Jim and his family and reflect on all the cherished memories that you may have shared with Jim over the years. So, let's take a moment of silence to remember both of these extraordinary men.....

The 2025 Leisure Lake election and open meeting will be held at the Durand High Cafeteria on April 25, 2025, from 5pm to 8pm. The reason for holding it on the fourth Friday of April is due to Good Friday falling on the third Friday of the month. This year's election is going to be held a little differently than elections of the past. With the unfortunate passing of John Meyers, the stepping down of Board Members and the appointing of Board Members, there will be five (5) open seats for the Board of Directors. Three (3) of these positions are going to be two (2) year positions and two (2) are going to be one (1) year positions. I have included a letter from the Attorney that breaks this down in more detail.

There have been some inquiries about Article I, Section 2 (e) of the By Laws and Designated Co-Owner Voters. For those that filled out a Designated Co-Owner Voter Registration last year, those documents are still effective, and you only must refill one out if you are planning to change who the Designated Voter will be. I have included a Designated Voter Registration Form in this Condo Connection as well. Just keep in mind that if there are multiple names listed on your deed, there is only one (1) vote allowed per unit. For those that have not filled one out, please do so; you can email the Voter Registration to the office at llcaofficemanager@gmail.com, mail to 10001 Goodall Road Unit-F1, Durand Michigan 48429, or you can personally bring the form to the office prior to the election or to the voting site the day of the election.

Another hot topic has been the use of Proxy Forms; after speaking with the Attorney, he agreed the form that was used in the past needs to get condensed and made more simplistic. I have included the Proxy form that we will be using for this upcoming election in this Condo Connection. I think everyone will be much happier with this version. Once again, I have included the letter from attorney Bruce Townley in this Condo Connection. I will state that I did retract his address, phone number and email from the document. This is just to prevent multiple contacts with the Attorney and additional costs that could occur. If any Co-Owner has a specific question regarding how the election will be run this year, please reach out to the office and I will compile all questions into a singular email to Bruce. I will then address those responses in either the coming Condo Connections or will send out an email blast to ensure that everyone's questions or concerns will be heard by all Co-Owners.

I look forward to seeing each and every one of you in the coming months. Stay warm and prosper during these cold months and think spring will be here before we even know it.

ZEIGLER, TOWNLEY & ASSOCIATES, P.C.

Bruce L. Townley
Matt W. Zeigler*

Anna Marie King
Paralegal

*Of Counsel

January 14, 2025

Mr. Chris Reinoehl
Leisure Lake Condominium Association
10001 E. Goddall Rd., Box F1
Durand, Michigan 48429

Re: Questions

Dear Mr. Reinoehl

Thank you for the e-mail of January 14, 2025, let me answer the questions as succinctly as possible.

1. Does the board have to replace Mr. Meyers?

Answer: Article III, Section 6 of the Leisure Lake Condominium Association By-Laws states, "Vacancies in the Board of Directors...shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum."

The word "shall" is deemed as mandatory, however, there is no specific time limit as to when the position must be filled by. The "shall" appears to be a requirement as to process, not as to requiring the action itself. In other words, when you do fill the vacancy—this is the way you must do it.

Best practice is always to have as many independent perspectives on the board, including having as many board members as possible. But technically, the board would not need to fill the position until the April 25 election.

2. Is it okay to update the Proxy Vote document?

Answer: Yes. I agree the document needs to be more easily understood. I made a few changes, specifically modifying vote to voter (as the proxy should be allowed to vote on anything that comes up at the meeting) and to limit to solely the annual meeting (and any potential adjournment.)

See attached.

3. Designated Co-Owner Voter Registration question.

Article I, Section 2 (e) requires all co-owners to designate the representative who shall vote at the meetings and receive all notices. The reasons for these provisions are multiple: (1) if the Co-owner

is a company or corporation, who is the specific person who makes the vote?, (2) if there is more than one co-owner, there is still only one vote per unit. In the rare, but possible event the joint co-owners do not agree on the vote, this document protects the Association as to which person has the designation to vote, and (3) It also protects the association as to where to send notices. If it is in writing, provided by the Co-Owner, there is no dispute

The thought process would be to have this designation done at the initial states of becoming a Co-Member of Leisure Lake—at the purchase, or welcome packet or first vote—and then remain in effect until changed. There would not need to be a new one filled out each year, or ever again. Only if the designated person is changed. Any previous form from previous years given to Leisure Lake Association providing a designated representative is effective.

Note: Having a proxy on a vote is **not** a change in designated voter. It is a proxy for a single vote or a single meeting.

While there is no specified form or required verbiage, it is a requirement for each unit. Again, this protects the Association more than the co-owners and would be in the best interests of the Association to confirm it has a single person designated representative for each unit. The problem with the sticker form is that both persons sign it, and thus we can get back to the issue as to which specific person can vote. You could add language that the first person listed would be the designated representative, but then if they alternate who signs first the next year, this becomes a headache.

4. Who is running for what?

Answer: In short, in the even years 4 board members are up for 2-year positions, in the odd years 3 board members are up for 2-year positions. Remember even number = even year; odd number = odd year. Article III, Section 2 of the Condominium By-laws.

If a person is appointed to fill a vacancy, the person will stay on the board until the next election only and then would need to run. For example, if tomorrow you appointed John Doe to fill Mr. Meyer's position, even though Mr. Meyer's term does not end until 2026, John Doe would still have to run in the 2025 election.

The current board has Thomas Smith and James Mayo, who will continue on the board until 2026. All other current board members would need to run and win the election to be board members after April 25, 2025. The five (5) remaining positions would include three (3) positions for two-year terms (because we are currently in an odd year of 2025), and two (2) positions for one-year term to fill the vacancies created by John Meyers, and the 7th unfilled position.

5. How to vote with varying term limits?

Answer. This can be a bit of a mess, but it can be done. You would need to split the vote between 2-year term positions (3 total persons) and 1-year term positions (2 total persons). Co-owners will be voting on a total of five (5) positions and still can only use a name once in all five positions. For example, they could not vote John Doe to be a 2-year term and John Doe for a 1-year term.

The top three candidates for the 2-year position will be on the board until 2027. The top two candidates for the one-year term will be on the board until 2026, at which time Tom Smith, James Mayo, and these two persons would have to run again.

In the event a person is in the top 3 for the 2-year, **and** the top 2 for the 1-year, you would remove them from the 1-year list and go to the next top vote in the 1-year. Example, if John Doe was the 2nd highest voted in for the 2-year position and the 2nd highest for the 1-year position, you would remove him from the 1-year position and go to the third highest voted person in the 1-year position. The ballot would look like

Two-Year Term (List Three)

One-Year Term (List Two)

Choose a different person for all five positions

If you need me to explain that more, I will do so.

If you have any further questions, please call or e-mail.

Very truly yours,

ZEIGLER, TOWNLEY & ASSOCIATES, P.C.

/s/ Bruce L. Townley

Bruce L. Townley

BLT/ark

LEISURE LAKE

A NINE-PERSON COMMITTEE HAS BEEN FORMED CONSISTING OF 9 CO-OWNERS (TWO OF THEM BOARD MEMBERS) TO ADDRESS THE GRAY WATER ISSUES WITH EGLE.

THIS COMMITTEE WILL REPORT TO THE BOARD OF DIRECTORS.

THE FIRST GRAY WATER WASTE COMMITTEE MEETING WAS HELD AT LEISURE LAKE ON SUNDAY JANUARY 11, 2025, AT 12:00 PM.

THIS COMMITTEE IS WORKING ON SOLUTIONS BUT DO NOT HAVE ANSWERS AS OF YET. WE ARE WAITING TO HAVE A DATE SET THAT TWO COMMITTEE MEMBERS AND THE BOARD OF DIRECTORS CAN PERSONALLY HAVE A MEETING WITH EGLE AND GET EXACTLY WHAT THEY ARE DEMANDING BE DONE IN WRITING.

PLEASE DO NOT TAKE ANY ACTION AS OF YET

DO NOT MAKE ANY CHANGES TO YOUR PROPERTY REGARDING GRAY WATER TANKS.....WE WANT TO MAKE SURE THE EXACT STEPS ARE TAKEN AND WILL NOT KNOW WHAT UNTIL THE MEETING WITH EGLE.

PLEASE HANG IN THERE WITH US, WE ARE MAKING STRIDES TOWARD GETTING A SOLUTION.

THANK YOU, GRAY WATERWASTE COMMITTEE.

- 1. STEVE RALEIGH, CHAIR (BOARD OF DIRECTORS TRUSTEE)**
- 2. CINDY MATHERS, SECRETARY (BOARD OF DIRECTORS TREASURER/ASST. SECRETARY)**
- 3. MARK WRIGHT, CO-OWNER**
- 4. MARTIN WILKE, CO-OWNER**
- 5. PAMELA SAGADY, CO-OWNER**
- 6. MICHAEL DIAZ, CO-OWNER**
- 7. DAVID MARTIN, CO-OWNER**
- 8. BRIAN COMER, CO-OWNER**
- 9. JOHN MANSE, CO-OWNER**
- 10. Martha Bashore. CO-OWNER**

2025 – 2027 LLCA Board of Directors Candidate Letter of Intent
Must be received by Leisure Lake Condo Association Office by February 18, 2025

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. 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 18, 2025. All letters will be validated. Only valid candidate names submitted on this form will appear on the 2025/2027 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 26, 2025, at 10am, either in-person at the Leisure Lake Office upstairs conference area.

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

Candidate Signature: _____ Date: _____

Primary Resident City: _____ Primary Resident State: _____

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 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)

Deliver this form no later than 3pm on February 18, 2025 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. 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 a LLCA member good standing with no past due assessments.
3. A Candidate for the Board must pass a criminal background check

National Background Check Consent and Release Waiver
LEISURE LAKE CONDOMINIUM ASSOCIATION
10001 GOODALL ROAD, DURAND, MICHIGAN 49429

APPLICANT'S LEGAL NAME (PRINTED)

FIRST MIDDLE LAST

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

APPLICANT'S ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

DRIVER'S LICENSE NUMBER: _____

ISSUING STATE: _____ EXPIRATION DATE: _____

I, _____ authorize and give consent to the Leisure Lake Condominium Association to obtain information regarding myself. This includes the following:

- Local & National Criminal background records/information
- All 50 State Sex Offender Registries
- Full Address Trace
- Social Security Verification

I, the undersigned, authorize this information to be obtained either in writing, from web based agencies, or via telephone in connection with my application or employment assignment. Any person, firm or organization providing information or records in accordance with this authorization is released from any and all claims of liability for compliance. Such information will be held in confidence in accordance with the organization's guidelines.

By signing this document, I am providing Leisure Lake Condominium Association my consent for an initial background check as well as any subsequent background checks deemed necessary throughout the length of my employment assignment with Leisure Lake Condominium Association.

I, the undersigned, will provide my valid driver's license for verification that the above information is correct.

PRINTED NAME: _____

SIGNATURE: _____

DATE: _____



OFFICIAL PROXY
LEISURE LAKE CONDOMINIUM ASSOCIATION

PROXY:

The undersigned, Co-Owner for unit _____, Leisure Lake, Condominium, hereby appoints _____, as their proxy voter solely at the annual meeting of the members of Leisure Lake Condominium Association, to be held on or about April 25, 2025, and any adjournment thereof in accordance with the By-Laws of the Association in effect at the time of election.

Date

Signature of Co-Owner for Unit

Phone Number

Unit Number



Designated Co-Owner Voter Registration Notice

In accordance with the Leisure Lake Condominium Bylaw: Article 1, Section 2, subsection (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 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. Such notice shall be signed and dated by 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: _____

Signature will be used to validate ballots, proxies, and absentee ballots when necessary.

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE NUMBER: _____

CO-OWNER(S)

NAME: _____

Signature / Print Name /Date

ADDRESS: _____

Street City State Zip Code

NAME: _____

Signature / Print Name /Date

ADDRESS: _____

Street City State Zip Code

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



2025 Zehnder's Snowfest

Celebrating 34 years of winter fun for the whole family!

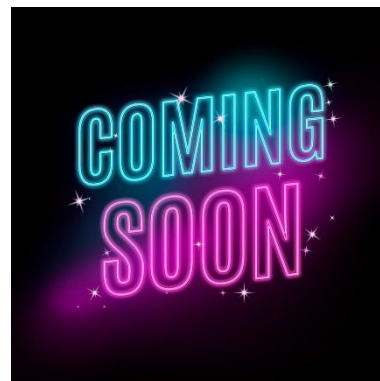
Zehnder's Snowfest has been host to one of the top snow and ice sculpting events in North America for the past 33 years. Visitors have enjoyed larger-than-life snow sculptures and beautifully detailed ice carvings each year. In addition, Zehnder's Snowfest has entertainment for the entire family in warming tents, a fireworks display, petting zoo, and children's activities.



Sakura Japanese, Thai, Spirits

115 S. Washington St Suite A, Owosso, MI 48867

Looking to try out some Sushi or Thai food? Look no farther than a new local spot in Owosso. If you are looking for authentic and large portions that are reasonably priced, stop by Sakura today. Might I recommend the Love Boat (picture to the left). The hours are as follows: Monday through Friday 11am to 230pm and 430pm to 9pm. Saturday and Sunday's hours are 12 noon to 9pm.



Two new restaurants are opening in Genesee County in early 2025. Social House and Smash House Gourmet will take over Flint's former Burger Bar & Tap location which closed in 2024. Smash house Gourmet is a takeout restaurant featuring American Classics like smash burgers hot dogs, and more. Social House will feature gourmet food with a laid-back feel, craft beer options, and cocktails. Private events will also be an option at Social House. The target opening date for Smash House Gourmet is sometime in January 2025, and Social House in Flint is set to open Monday, February 16th, 2025. Hours and menus have not been posted yet, but continue to follow them on Facebook and check out their website at <https://www.socialhouse137.com/>

Recipe of The Month

Parmesan Chicken Meatballs with Creamy Spinach

Ingredients

- 4 cloves garlic, divided
- ½ medium bunch fresh parsley
- 2 ounces finely grated Parmesan cheese (1/2 cup), plus more for garnish
- ½ cup panko breadcrumbs
- 1 cup half-and-half/heavy whipping cream, divided
- 1 large egg
- 1 ½ teaspoon onion powder
- ¼ teaspoon freshly ground black pepper
- 1 ½ pounds ground chicken
- 2 tablespoons unsalted butter
- 2 tablespoons all-purpose flour
- 1 tablespoon Italian seasoning
- ¼ teaspoon red pepper flakes
- 1 ½ cups low-sodium chicken broth
- 4 ounces baby spinach



Instructions

1. Arrange a rack in the upper third of the oven and heat the oven to 425°F. Line a rimmed baking sheet with parchment paper or aluminum foil coated with cooking spray.
2. Mince 4 garlic cloves. Pick the leaves from 1/2 medium bunch fresh parsley and finely chop until you have 1/2 cup. Finely grate 2 ounces Parmesan cheese (about 1/2 cup).
3. Place half of the garlic, half of the Parmesan cheese, all of the parsley, 1/2 cup panko breadcrumbs, 1/4 cup of the half-and-half, 1 large egg, 1 1/4 teaspoons of the kosher salt, 1/2 teaspoon onion powder, and 1/4 teaspoon black pepper in a large bowl. Stir until combined.
4. Add 1 1/2 pounds ground chicken and mix until evenly combined; do not overmix or the meatballs will be tough. Scoop out the mixture in heaping 2-tablespoon portions (about 20) and roll between damp hands until a smooth ball forms. Place on the baking sheet, spacing them evenly apart.
5. Roast until cooked through and an instant-read thermometer inserted in the center of a meatball registers at least 165°F, 12 to 15 minutes. Meanwhile, make the sauce.
6. Melt 2 tablespoons unsalted butter in a 12-inch frying pan or skillet over medium heat. Add the remaining garlic, 2 tablespoons all-purpose flour, 1 teaspoon Italian seasoning, 1/4 teaspoon red pepper flakes, and remaining 1/4 teaspoon kosher salt. Cook, stirring constantly, for 30 seconds to cook the floury taste out.
7. Add the remaining 3/4 cup half-and-half and 1 1/2 cups low-sodium chicken broth. Whisk until smooth and bring to a boil. Reduce the heat to maintain a simmer and cook, whisking occasionally, until the sauce thickens slightly and coats the back of a spoon, 4 to 5 minutes.
8. When the meatballs are ready, turn on the broiler and broil until the meatballs are browned, 2 to 3 minutes.
9. Add 4 ounces baby spinach and the remaining Parmesan to the sauce, and stir until the spinach just begins to wilt, about 30 seconds.
10. Transfer the meatballs to the sauce and gently stir to coat. Garnish with more grated Parmesan if desired.

Lisa Dwyer & Howard Martitz III
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month
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leave MESSAGE

Enjoy the best of both worlds - rustic lakefront charm with the creature comforts of home! Experience the natural beauty of Michigan in this fully renovated tiny home that sleeps 6, outstanding amenities and a large porch with outdoor furniture. The home's front porch doubles as an ideal spot for morning coffee, family dinners or an evening glass of wine under a blanket of stars. Along the lake's bank you will find an inviting firepit for roasting marshmallows or throwing a line in to catch dinner (the lake is stocked every year). Rent for a month or for the season. Contact Lori Collis 727-543-1399

FOR SALE Lot 207

Completely furnished 2-bedroom park model with attached screen room and wrap around porch with covered seating area.

Large flat well-maintained lot on the water

Located in a quiet area across from Turtle Rock. Quiet neighbors. Parking for 2 vehicles and golf cart

8' x 8' shed

Cable run to screen room, master bedroom and porch

Brand new LG refrigerator/freezer, gas stove, microwave. New blinds throughout.

Multi-level dock with ample room for fishing, sunning or picnicking, solar torch lights around dock rails.

2012 16 ft Quest pontoon boat in excellent condition. Boat is covered when not in use and has been shrink wrapped in the winter when stored in parking lot.

Golf cart that has been completely rewired, street legal package with color changing led lights underneath worked by remote control, newer covered seats and new dash with locking glove compartments.

If interested call Dave 586-524-0566 \$79,500