



Happy Spring! Co- Owners

This is Election week; I can't wait to start off this new season with friendly faces returning after a long winter of crazy weather. We have many activities planned this season and reservation planned for the Clubhouse and Pavilion area. Please be respectful of these times in that area.

Spring cleaning is to be on its way. All co-owners take time to beauty up our units and lots. Maintenance Manager says Memorial Day, July 4th, and Labor Day weekend will have 30-yard household dumpster. Please do not put large items in small dumpster. There are signs on each end of the dumpster line stating what is not allowed. Basic household trash only. Security has camaras on this area. Putting items in and outside around dumpers will result in fine. Hold until dumpster comes on the holiday weekend.

June 4th is our weekend for yard sales. Anyone that wants to participate please let the office know so your lot can be add to the list to share. Also, if there is anything to advertise in the classifies you can send a email to office or stop in and fill out form.

Amanda is having the store open starting Memorial weekend. If you need a menu stop up and we will have them available.

We have lost several co-owners over the last few years. Just recently Ray Barker (Amandas husband). I would like to take up a donation for Amanda for the years as co-owner and service she has given to our park. This may be her last season having the store for our community.

Memorials of January 2021 to current. I would like to share some of our co-owners that will be missed.

Connie Aubin Lot - 1

Terry & Delores Watts Lot – 2



Dick Lake Lot - 90

Terry Bankert Lot - 384

Tony Bigelow Lot – 348

Wilbur (Jr) O'Connor Lot – 422

John Hastie Lot – 204

Cindy Badal Lot -223

Walter (Buck) Ferris Lot – 344

Dan Smith Lot- 401

Ray Barker Lot – 51

Many Blessing to the family and friends of Our co-owners.

We have many New Co-Owners join our community please take time to say Hello.

Looking forward I ask the co-owners to look at our PayHOA.com program and see where you will find your personal account along with forms, newsletter, rules, and by-laws, and where you can add visitors and take them off your list, update your information. If you need any help, please contact me at office so I can help you through it. I do have a computer/ tablet so you can come in and go on and use as well. Any and all question call the office and I will help.

Looking forward to a happy fun season with everyone.

Annette Jamros

Office Manager

A great cause for concern.

Fellow co-owners: even though there have been personal attacks against me (Juston), I am not going to use this forum for my own agenda. Instead I, on behalf of the board, am going to address the items that are clearly stated in our by-laws and not a self-motivated course of action. There is a great cause for concern in that some people have been instructed to vote for 5 people in this election and not the 4 as instructed too on the ballots. The next year after a vacancy has been filled that seat becomes one of the spots that needs to be filled in. I have attached a copy of the by-laws below so you can see for yourself where 5 and 2 should have never been voted on. These acts may have been done in the past and are a clear example of someone trying to push their own agenda and not the best interest of all of the co-owners. If you vote for more than 4, your vote can not be able to be counted as it did not follow the clear instructions given and are in blatant violation of the by-laws.

Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each co-owner of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each co-owner at the address shown in the notice required to be filed with the Association by Article I, Section 2(c) the Condominium Bylaws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association shall be deemed due notice.

Section 5. If any meeting of owners cannot be held because a quorum is not in attendance, the owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

ARTICLE III

BOARD OF DIRECTORS

Section 1. The affairs of the corporation shall be governed by a Board of Directors all of whom must be members of the corporation or officers, partners, trustees, employees or agents of members of the corporation except for the first Board of Directors designated in the Articles of Incorporation of the Association. Directors shall serve without compensation.

Section 2. The First Board of Directors designated in the Articles of Incorporation shall be composed of 3 persons and such first Board of Directors shall manage the affairs of the corporation

3 OR 4 ONLY
NEVER 5!!

until a successor Board of Directors is elected at the First Meeting of Members of the corporation convened at the time required by Article II, Section 2 of these Bylaws. At the First Meeting of Members of the corporation, the Board of Directors shall be increased in size from 3 persons to 7 persons. At such First Meeting 4 directors shall be elected for a term of 2 years and 3 directors shall be elected for a term of 1 year. At such first meeting all nominees shall stand for election as one slate and the 4 persons receiving the highest number of votes shall be elected for a term of 2 years and the 3 persons receiving the next highest number of votes shall be elected for a term of 1 year. At each Annual Meeting of the corporation held thereafter, either 3 or 4 directors shall be elected depending upon the number of directors whose terms expire. The term of office (except for the original Board of Directors and 3 of the directors elected at the First Annual Meeting of Members, if the First Annual Meeting is held on any day other than the third Tuesday of March) of each director shall be 2 years. The directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. The Board of Directors shall have the powers and duties set forth in the Condominium Bylaws.

Section 4. Vacancies in the Board of Directors (including the First Board of Directors named in the Articles of Incorporation) caused by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall be a director until a successor is elected at the next annual meeting of the Association. Prior to the First Annual Meeting of Members, the Developer may remove and replace any or all of the Directors from time to time at its sole discretion.

Section 5. At any regular or special meeting of the Association duly called, any one or more of the directors may be removed with or without cause by a majority of the co-owners and a successor may then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the co-owners shall be given an opportunity to be heard at the meeting.

Section 6. The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Seeing as how it is *now* April, it is the appropriate time for the budget to be presented for all to review. On the pages following this letter, you will see where expenses have gone up from years in the past. There have been many things ignored, such as the health of our lake. The fact that there is a HUGE need for a lot of work to go into our lake, that upgrades are needed to maintain the beauty and health of the lake and the many assets that we all get to enjoy. When it comes to a budget, a budget is only a rough draft of where you think/hope the funds are going to go. It is not a guarantee or a requirement that funds are only allowed to go in the place. Last year with the introduction of the new software, there was a learning curve that must be taken into account. Even some of the biggest opposers to the software are clearly able to navigate it very well. When has every person in the park had unrestricted access to the bank account ledger 24 hours a day, 7 days a week, 365 days a year? Yes, there are items that will need to be reviewed and recategorized. It is a task that has already been planned for, but yet again, it will be easier once the "year" is over.

The rumor that we do not use an accountant is completely false. We used their services to file the taxes for all of the previous years that past boards failed to file their taxes. When it comes to an audit, we need to wait for the fiscal year to end before we do an audit. Our year does not end until April 30th. Think about this, Do you file your yearly income taxes in November? No, you wait until the year is over and file afterward. We need to wait for the completion of the "year" in order to have an audit done.

And finally, the Park Manager. Below you will find in the By-Laws where it says that the board MAY choose to employ a park manager. 1). It is not a requirement. 2). The average salary for a park manager in Michigan is around \$70,000 a year. In today's economic environment, people are valuing themselves and their experience higher than ever. So asking for a *quality* park manager for \$45,000 a year is not going to bring a *qualified* person that will bring a benefit to everyone in the park.

(8) To make rules and regulations in accordance with Article VI, Section 12 of these Bylaws.

(9) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.

(10) To make rules and regulations and/or to enter into agreements with institutional lenders the purposes of which are to obtain mortgage financing for Unit Co-owners which is acceptable for purchase by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Michigan.

(11) To enforce the provisions of the Condominium Documents.

(b) The Board of Directors may employ for the Association a professional management agent (which may include the Developer or any person or entity related thereto) at reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Section 4(a) of this Article I, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. In the event the Board does employ a professional management agent for the Association, the Board shall secure the written approval of each institutional holder of a first mortgage lien on any Unit in the Condominium prior to terminating such professional management agent (or any successor thereto) and assuming self-management. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the Developer, sponsor or builder, in which

6100 · SALARIES AND WAGES		6200 · TAXES	
6160 · Security Personnel - Other	\$97,000.00	6210 · Medicare	\$3,600.00
6162 · Security Supervisor	\$0.00	6211 · Social Security	\$16,000.00
6165 · Maintenance Supervisor	\$60,000.00	6212 · Michigan Unemployment Tax	\$16,000.00
6170 · Maintenance Personnel - Other	\$60,000.00	6213 · Federal Unemployment Tax	\$800.00
6174 · Park Manager	\$0.00	6490 · Taxes-Delinquent Property Tax	\$2,000.00
6184 · Office Assistant	\$40,000.00	6492 · Property Taxes	\$200.00
6121 · Boathouse Attendant	\$3,500.00	6201 Federal Income Tax	
6130 · Youth Director	\$2,000.00	6202 MI State Income Tax	
6110 · Social Director	\$2,000.00	Total for 6200 · TAXES	\$38,600.00
Total for 6100 · SALARIES AND WAGES	\$264,500.00		

6300 · MAINTENANCE EXPENSE		6400 · BUSINESS OFFICE	
6301 · Repairs & Maintenance	\$2,000.00	6402 · Uniforms	\$500.00
6302 · Sewage Removal	\$1,500.00	6408 · Annual Meeting/Elections	\$300.00
6303 · Tree Removal	\$1,500.00	6409-9 · Payroll process fees	\$3,000.00
6304 · Landscape Supplies	\$700.00	6433 · drug screening	\$1,000.00
6305 · Equipment Rental	\$400.00	6434 · Employee Background Checks	\$50.00
6306 · Pest Control	\$200.00	6410 · Postage & Liens	\$650.00
6308 · Sand/Stone	\$1,500.00	6420 · Office Supplies	\$2,000.00
6310 · Gas & Fuel	\$10,000.00	6421 · Advertising	\$400.00
6312 · Equipment Repair & Maintenance	\$13,000.00	6425 · Printing and Reproduction	\$2,000.00
6351 · Electrical- Park	\$2,000.00	6430 · Licenses/registrations	\$2,500.00
6352 · Plumbing & Water System	\$1,000.00	6441 · Copier & Copier Maintenance	\$100.00
6330 · Landscape Supplies/Volunteer	\$800.00	6460 · Mailbox Reimbursement	\$50.00
6340 · Maintenance I Supplies	\$8,000.00	6480 · Bank Charge	\$100.00
6360 · Weed Control (Lake)	\$10,000.00	6481 · NSF	
6370 · Roads/Gravel/Chloride	\$7,000.00	6464 · Website-Technology	\$1,500.00
6443 · Fire Ext. Service	\$500.00	6465 · Program Usage	
6444 · Elhorn Engineering	\$3,000.00	6491 · Computer Related Expenses - Otl	\$250.00
6313 - Other -water testing	\$1,500.00	9000 · Ask Accountant	
6350 - Miscellaneous	\$200.00	8020 · Reimbursement	
6309 - Lawn Care	\$200.00	10008 · Bank Service Charges	
Total for 6300 · MAINTENANCE EXPENSE	\$65,000.00	6403 - Name Plates	
		6404 · Memberships	
		6798 · Employee Training	\$100.00
		6409 · Employee Expenses - Other	\$200.00
		6495 · Miscellaneous Expense	\$500.00
		Total for 6400 · BUSINESS OFFICE	\$15,200.00

4000 · ASSESSMENT REVENUE	
4010 · Assessment Fees	\$658,750.00
4040 · Assessment Late Fees	\$2,500.00
4477 · Finance Charges	\$500.00
Total for 4000 · ASSESSMENT REVENUE	\$661,750.00
4400 · OTHER INCOME (header)	
4401 · Administrative fee	\$50.00
4405 · Store Rental	\$1,550.00
4406 · Worms	\$400.00
4408 · Violation Fees	\$0.00
4428 · Penalty Cuts	\$0.00
4455 · Wood	\$1,500.00
4420 · Storage	\$1,200.00
4421 · Pontoon Program	\$7,000.00
4425 · Holding Tanks	\$14,000.00
4427 · Stickers, Fax, Copies, By-Laws	\$100.00
4430 · Usage Fee	\$5,000.00
4435 · Pavilion & Lot Rentals	\$2,000.00
4436 · Ice	\$1,250.00
4440 · Gain (Loss) Sale of Lots	\$10,000.00
4448 · RV - Tax	\$3,000.00
4460 · Chem & T/P	\$330.00
4465 · Mailbox	\$300.00
4474 · Bank Interest Earned	\$80.00
4481 · Miscellaneous	\$1,000.00
4490 · Anticipated Investment Return	\$15,000.00
6426 · Returned Check Charges	
Total for 4400 · OTHER INCOME	\$63,760.00
4492 · COMMITTEES	
4485 · Social Events	\$2,500.00
4491 · 50/50	\$1,000.00
4499 · firework donations	
4403 · Booster Income	
4480 · Special Events and Activities	
4484 · Youth Activities	
Total for 4492 · COMMITTEES	\$3,500.00
Incoming transfer	
Period Totals	\$729,010.00

6574 · GUARD EXPENSE		6800 · INSURANCE/LEGAL/ACCTG	
6522 Worms	\$500.00	6810 · Insurance	\$17,000.00
6472 · Security Expense	\$1,000.00	6820 · Legal & Forecloser	\$7,000.00
6575 · Ice (bags)	\$1,000.00	6830 · Accounting	\$6,000.00
6576 · firewood	\$500.00	6840 · Audit	\$8,000.00
Total for 6574 · GUARD EXPENSE	\$3,000.00	Total for 6800 · INSURANCE/LEGAL/A	\$38,000.00
6600 · COMMITTEE EXPENSE		6900 · LOSS OF REVENUE	
6610 · Activities	\$2,000.00	6910 · Uncollectible Assessment	
6615 · Booster Expense	\$2,500.00	8100 · Damage	
6630 · Social	\$5,500.00	6909 · Bad Debt Expense	
6361 · Ecology	\$11,500.00	6908 · \$ lost from Part Assessments	
6362 · Ecological Water Testing	\$7,500.00	Total for 6900 · LOSS OF REVENUE	\$0.00
Total for 6600 · COMMITTEE EXPENSE	\$29,000.00	66900 · Reconciliation Discrepancies	
6700 · UTILITIES		6560 · AUTOMOBILE EXPENSE	
6710 · Consumers (Electric)	\$170,000.00	6562 · Plates	\$500.00
6730 · TVC and Frontier	\$1,500.00	6560 · Automobile Expense - Other	\$2,000.00
6751 · Republic Services - 8 yd cans	\$16,000.00	Total for 6560 · AUTOMOBILE EXPENS	\$2,500.00
6752 · Republic Services -Roll-off Dumpsters	\$7,000.00		
6770 · Cell phone	\$2,500.00	10% Emergency Funds	\$65,875.00
6780 · Highland Treatment INC	\$2,000.00		
6782 · Beck's Propane	\$8,000.00	Period Totals	\$728,675.00
Total for 6700 · UTILITIES	\$207,000.00		



Leisure Lake

April 2022

For Rent

Lot 169 & Lot 157 Paved lot, no maintenance, grass mowing including water and electricity and trash. \$2500 May to November. 989-494-9196

Lot 190 -For Rent Empty lot, cement slab, and shed. Close to the little park & bath house. Includes water, electricity, and trash. Monthly and seasonal rates available. Call Sue 248-872-3371. Please leave a message.

Lot 249 Rent for a month or for the season. Enjoy

the best of both worlds ~ Rustic lakefront charm with the comforts of home. Experience the natural beauty of Michigan. Contact Lori Collis at 727-543-1399

For Sale

Lot 105 -Awesome Corner lot near playground and bath house, permanent camper and attached sunroom. Tv antenna for local stations. One Bdrm + 2-fold out

couches for guests. Two porches (one covered). Features shed, firepit, golf cart, 2 new kayaks with hanging rack and wheels. Asking \$18,000.00 or best offer. 810-241-7561

MISC.

1995 Sun Coast 16ft Pontoon Boat. Good shape with Bimini top and cover. Includes tarp to cover boat. Includes batteries. \$3200.00 cash or trade for 8ft pontoon with



Leisure Lake

April 2022

Bimini top. Call 810-333-2242

-Boat For Sale - 2015
Sun Dolphin Paddle Boat motorized. Four passenger- 28-pound thrust electric motor built in. Cover and battery included.

\$650.00 or best. Please Contact me at: 989-228-3151 **Notary Service: Lot 371 Robin Panigi - 810-938-0016**

Wanted: Pontoon boat
Call Jim at: 231-392-5561

Are you looking for someone to get your place clean for Spring, I have references, I can organize or just help you out, call Sue 231-564-2293?

After a purchase is final, new Owner(s) MUST come into Association office to update and change the office file information asap.

Got something to sell, a service or looking for something particular? Call and place an ad in the classifieds. FREE to all co- owners. 989-288-2616 or email:

leisurelakedurandmi@yahoo.com

Want to sell or rent your lot?

Lot 71 I do most handyman needs as I have for years, many references out here.



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Even Power washing
call Larry 810-599-4357

Home Repair Work -

Available weekdays,
and weekends,
references upon
request. Plumbing,
electric, and deck
repairs. Call: Kelly
Nelson – 810-322-3386

**Do you need to buy or
sell?** Co-Owner and
Realtor, ready to help
with all your real estate
needs. Please call/text
Amber Libby, KW
Metro: 090-277-6568

Survey Company, and
she can provide details.

Alward Boys Lawn Care

taking appts for spring
cleanups and weekly
mowing. Call or text
for quotes. Darrin 989-
251-2779 or Derrick
517-605-8812.

Donate recyclables for
school supplies. Until
Oct 31st. Blue barrel at
lot 101 & 124 & 52

For your **real estate
needs** call or text Jackie
810-814-3515 @
Signature Real Estate.

**Bike and other small
repairs**, bike tires and
tubes for sale. Glen
Peelman 810-513-
4554- Lot 214

**Superior Carpet
Cleaning.** We take the
time and do the job
right. June and July
\$100.00 SPECIAL Call
and leave message. Ben
989-271-9288

Golf cart repair 20 yrs.
experience, gas or
electric, winter storage
and custom work as
well. Pick-up and



Leisure Lake

April 2022

deliver Call rob 989-494-6985

Interested in Baseball, Football and Basketball cards? Sports Books? New Books? Call Art at 810-280-5434

STAMMS TREE SERVICE

Greg Stamms Cell: 810-577-7720 Office: 810-621-4112. Over 30 yrs. Experience

Jays Stitching

Upholstery repair, Carpet, Canvas repair for Pontoon, golf carts, car seats. Free Estimate

call Jason at 989-494-9632

Riverside Market will deliver if you place an order of at least \$50.00, they do charge a \$10.00 delivery fee. Phone Number: 989-288-3382

Call JINX at 810-569-9874 to schedule an appointment to winterize your unit.

Lisa Dwyer lot #404

phone number 810-459-7391

primerica.com/dwyer,
lisadwyer@primerica.c

[om](#) Life insurance, wills, trust, PPLP, investments, mutual funds, roll over 401 K, financial needs analysis, debt, vibrant smart home, alarm, mortgages, refinance, and purchase.

IN THE KNOW

Leisure Lake Security Staff:

Jerry Vic

Rob Ptacet

Terry Davis

Richard (Dick) Rinker

Chuck Olund



Leisure Lake

April 2022

Eric Rieman
Michelle Miller
Leisure Lake Store
Hours:
? ? ? ?

Looking for Volunteers

- If anyone would like to volunteer to help with a activities for the is upcoming season



REMINDERS

Dumpster - Please remember **NO LARGE** (example: furniture)

items are NOT ALLOWED in the dumpsters at all .. Please follow these guidelines, and feel free to contact the office with questions regarding this particular subject.

Watercraft three-day quarantine rule: any pontoon, kayak, or fishing boat needs to be electric, and be in quarantine for three days (72 hours) prior to launch. This watercraft is also required to be registered

(documented) at the guard shack.

1.RV fees: these are due by December 1, 2021. The cost is \$38.00.

2. All motorized vehicles MUST be properly licensed and insured, any person driving such vehicle MUST have a valid driver's license exhibiting proof to operate said vehicle.

3. Pedestrians ALWAYS have the right of way



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4. ALL VEHICLES

including NON -
MOTORIZED bicycles
MUST obey ANY and
ALL traffic or posted
signs.

5. All vehicles MUST
operate only in
authorized areas.

6. No parking along
any roadway except in
designated areas, and
condo units.

7. Golf carts operated
after dusk MUST use
headlights.

8. Golf carts MUST
have co-owners lot
number in a viewable
location (security
requires numbers be
located on the front
and back) on the cart.

9. SPEED has been an
ongoing issue, we
would please ask
everyone to be mindful, no
matter what type of
wheels you are operating
15 miles per hour upon
entering the park, and 5
miles per hour on the dirt
roads.!!!!!!!!!!!!!!

BOARD MEMBER CORNER

**PLEASE
REMEMBER to
mow your lawns,
clean up your
lots. !!!!!!!!!!!!!!!**



CALL FOR A FREE ESTIMATE
989-721-0400

- Commercial / Residential
 - Pressure Washing
 - Soft Washing
 - Roof Washing
 - Sidewalk / Driveway
-

**SCHEDULE YOUR
APPOINTMENT TODAY!**