



***Reflections***  
49th Annual Meeting  
Edition

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visit us at: [www.lakewoodshorespoa.com](http://www.lakewoodshorespoa.com)

**A Message From Our President**

Greetings to All!

I am sure we are all glad to be moving in to summer and that means it is time for the LSPOA Annual Meeting which will be held at 11am on Saturday June 18<sup>th</sup>, 2022 at the Beach Club. If the weather is nice, we hope to set up seating on the tennis courts; if not, we will arrange the restaurant to hold as many as physically possible. Both the pavilion and racquet club were rented out that day and so we are starting a little earlier than usual to try and prevent parking problems.

We have a couple of tough issues on the ballot for this meeting.

Dues restructuring that could result in an increase to most if not all members. Many know this Board has spent hours trying to develop proposals for a new fee structure that would address those members who in good faith previously utilized the noncompliant and now rescinded Lot Consolidation Policy, the current and future financial needs of the POA, and the disparity between the developed and undeveloped lot fees.

Why are we asking for a Dues increase? In 2022, the LSPOA budget, which is funded by membership dues, was estimated at \$425,165. These fees are used to support the maintenance of the grounds, beaches and buildings; pay for the labor to support the maintenance, security, restaurant, and administrative operations of the POA; enhance the amenities LSPOA property owners have to enjoy; and to rebuild the Reserve Fund that has been severely depleted over the years. Therefore, due to the depleted state of the Reserve Fund and the increased cost of goods, labor and services, the estimated budget needs for 2023 is \$451,000 or approximately a 5.5% increase.

The second issue, is with regards to amending the Articles and Bylaws to allow absentee ballots to be cast for Dues Changes and Amendment Changes. Currently, it is only allowed for Board Member selection. Many are concerned that this would allow too much power in the hands of undeveloped lot owners who do not live here. This Board decided that although we personally may or may not agree with these proposed amendments, the membership has a right to vote on the decision.

Ultimately, the decisions on these issues are up to the membership. This Board has put forward proposals which we need you to vote on so that your voice may be heard. In order to vote though, you need to attend. I urge you to please read the information about the proposals and if you have any questions, please feel free to contact me or any other Board member for clarification.

On a cheerier note, the restaurant is up and running Thursday, Friday, Saturday for dinner and Sunday for breakfast. The food is absolutely awesome and your support is necessary to make it a success.

Respectfully,  
Carolyn Eickel, President, LSPOA Board of Directors

**49th Lakewood Shores POA Annual Meeting**

**Location:** Lakewood Shores Beach Club

**Date & Time:** June 18<sup>th</sup> 11:00am

The purpose of the Annual Meeting is to conduct the business of the Corporation while respecting the various viewpoints of all members. Robert's Rule of Order will prevail in so far as they do not conflict with our Articles of Organization and By-Laws.

Our Nomination Committee received 5 nominations and all 5 accepted the nomination. They are listed below. During our Annual Meeting, we will be voting to fill four (4) positions. **(Write in candidates will NOT be accepted).**

Each membership is entitled to one vote regardless of the number of lots owned providing said membership is in good standing. Written proxies will not be accepted. For the purpose of an election of members of the Board of Directors, only one absentee ballot may be procured by a property owner in good standing from the business office of the Corporation. Absentee Ballots are to be mailed to the member upon request and must be returned at least ten (10) days before the day of the election.

## CANDIDATES FOR THE BOARD OF DIRECTORS

**John Bard: (Incumbent)** My professional experience has been in retail where I was a Senior Regional Director for SBH Holdings which is a chain of beauty supply stores. I supervised 9 District Managers and was responsible for the P&L for 200 stores with collective sales of \$120 million. I worked out of the support center and was the key person in most new initiatives introduced by the company. Communication and being proactive making effective changes were key to the role.

My agenda with the POA is to be an effective voice and advocate for the POA members. I do not have a personal agenda other than improving the current benefits we enjoy as POA members and helping to create a better living environment and introduce additional benefits that would make Lakewood Shores an even more desirable place to live.

**Kristine Handy: (Incumbent)** Hello, I am Kristine Handy. My husband and I moved to Lakewood Shores in August 2019 after spending many summers camping at the local state parks. I was born and raised in mid-Michigan, spent time living in North Carolina and northern Virginia before returning to Michigan 13 years ago. We both are outdoors enthusiasts, we love to camp, fish and to spend time around the fire pit we built in our backyard. We have great pride in home ownership! I am a Senior Contract Manager with Accenture LLP, I manage a portfolio of 10 client accounts, and day to day, I work closely with each client account to find ways to maximize revenue, manage risk and to ensure that Accenture complies with its contractual obligations. I also work closely with Accenture's Legal Department to obtain good commercial arrangements, review and counsel new offerings. Prior to Accenture, I spent 12 years with the American Red Cross in the Procurement and Contracting Departments in Washington DC. I have been serving on the board since September 2021, filling a vacancy. My goal when I was asked to join was to help drive a clear understand of the community's direction, better communication and most of all, transparency. I believe that has occurred and now I would like to continue on the board as I know I would continue to make a valuable member of the board due to my background in Procurement, Contracting and the pride I have for our community.

**Jim Martin:** Hello, I'm Jim Martin and I'm hoping to become a member of the Lakewood Shores board. My wife Rhonda and I are year-round residents of Lakewood Shores since buying our retirement home in the POA a little over 15 months ago. We are both Michigan natives who followed our careers out of state – to Illinois, Arizona and Texas – but we knew we wanted to come “home” when it was time to plan for retirement. We enjoy living in this area, and appreciate the benefits afforded by being within the POA. I have been retired since the spring of 2020 while Rhonda plans on retiring at the end of this year. We are the very proud parents of two adult sons, and four-time grandparents (two of each). My goals as a member of the board are to continue to stabilize the POA, both from a financial and structural perspective, and work to increase involvement and participation of the membership in events, activities and the amenities available. I have always been of the opinion that communication is very important in any organization. Transparency, and open, honest communication with the membership will allow the board to be its most effective. I will strive to ensure that this will be a key component of the board's direction moving forward. I feel the current board has done a fantastic job of navigating through some very difficult challenges and have put the association on a very positive path for future success.

My background working in management positions within corporate business organizations has given me the experience in working in a collaborative, team environment where compromise and execution are key components of success. I spent close to 40 years in procurement/supplier relationship management roles for major national IT product and services companies. In my Manager and Director positions I participated in cross-functional teams to develop goals and objectives for the organization, as well as having hiring and firing responsibilities, so I am well attuned to making tough decisions.

**Mike Martin:** Michael Martin: My wife and I have lived in Lakewood Shores for 1.5 years. We originally purchased our home to use as a summer residence. Although after spending the first six months here we found we loved the area and the people so much that we sold our retirement home in Florida and made Lakewood Shores our primary residence. I believe that community involvement is important. Since moving here I have joined the maintenance committee, volunteered to aid in dock removal, area clean up, event set up, Holiday decorating, etc.. My wife and I hosted a few college football Saturdays last fall and currently host weekly Euchre.

I retired from NCR Corporation in 2018 after 41 years of service. During my career I held positions in NCR's field engineering, account support, and service design divisions. Responsibilities included retail customer POS support, office systems support, help desk management, account support management of a "Big 5" retail account, and design serviceability/maintainability of new product releases.

I believe our POA amenities are unique and are the best on this side of the state. I also believe that our current board is making great strides to improve and maintain these amenities. My wife and I are very proud to call Lakewood Shores' our home.

Over my professional career I had a proven record of effective problem solving, multi-tasking, team building, all with positive financial results. I'd like to ask for your support in electing me to the board. I feel that I could add value assisting the board in making Lakewood Shores an even better place to call home.

**David Nesbitt** My name is David Nesbitt, my wife and I are new to the Oscoda community. I am interested to join the board because I have 38 years of experience working as an executive with boards of directors in the non-profit sector. I have served on several boards and numerous committees during my career. I have been serving as a volunteer Bible Study teacher for 24 years. I currently teach at 2 churches. I had served 3 3/4 years as a Chaplin at the Oakland County Jail until the start of the pandemic.

My wife and I have 3 adult daughters. One is developmentally challenged and still living with us. One serves as a physician at a military hospital outside of Washington D.C. and our youngest helps customize CRM services for customers and will be married in early September 2022.

I believe both my professional and personal volunteer work has prepared me well to serve as a board member of the Lakewood Shores POA.

We have a home in the POA and also maintain a primary residence in Sterling Heights, MI. It is our long-term plan to move permanently to Oscoda.

### **There are two Dues proposals:**

#### **PROPOSAL 'A' and PROPOSAL 'B' to be voted on at the 2022 Annual Meeting.**

- Both proposals comply with Article VI, Section 2 that each lot must be assessed a fee
- Both proposals remove the penalty for accrued fees. In the event the previously consolidated home owner chooses to split, sell or transfers their lots to another, they **would not** be subject to the rescinded Consolidation Policy's back charge for any fees
- Both proposals help create a healthier association

Per Article VI, Section 2 ... Annual membership fees shall not be changed without prior notice (as provided in Section 1.6 of the By-Laws) and the approval **vote of a majority of the eligible members of the Corporation physically present and voting at a properly called meeting.**

**Proposal ‘A’**

- This proposal is offered because those homeowners previously consolidated did so believing that the now rescinded Consolidation Policy was previously allowed in accordance with the Articles and Bylaws
- Discounted lot fees would only apply to previously consolidated homeowners
  - ◊ In order to satisfy Article VI, Section 2 each previously consolidated homeowner would be charged a fee of \$50 per contiguous lot (up to three contiguous undeveloped lots attached to a developed lot)
  - ◊ At such time as the previously consolidated homeowner sells, splits or transfers their property to another, *the new owner would no longer be eligible for this discounted rate and would be charged the undeveloped lot fee for each additional lot previously consolidated to the developed lot.*

Example

	2023 Developed Lot (w/ Home)	First Contiguous Lot	Second Contiguous Lot	Third Contiguous Lot	Total 2023 Lot Fees
Previously Consolidated Homeowners	410	50			460
			50		510
				50	560
New Homeowner of Previously Consolidated Lots	410	240			650
			240		890
				240	1130

- Lot fees would be raised on developed lots by \$20, raising the lot fee to \$410 from the current \$390. Each additional contiguous lot attached to a developed lot would be assessed a fee equal to an undeveloped lot, which with this proposal would be \$240.

Example

	2023 Developed Lot (w/Home)	First extra lot	Second extra lot	Third extra lot	Total 2023 Lot Fees
Home, single lot	410				410
Home, with extra contiguous lot(s)	410	240			650
			240		890
				240	1130

- Lot fees would be raised on undeveloped lots by \$10, raising the lot fee to \$240 from the current \$230.

Example

	2023 Undeveloped Lot	First extra lot	Second extra lot	Third extra lot	Total 2023 Lot Fees
Single Undeveloped lot	240				240
Each additional Undeveloped lot		240			480
			240		720
				240	960

**Proposal ‘B’**

- This proposal reduces fee disparity between developed and undeveloped lot owners as single lot fees become closer and discounts for additional contiguous lots are terminated.
- A developed lot with a home would reduce from \$390 to \$315. All contiguous lots to the home would be charged the undeveloped lot fee.
- An undeveloped lot would increase from \$230 to \$235.

Example

	2023 Single Lot Fee	First Contiguous Lot	Second Contiguous Lot	Third Contiguous Lot	Total 2023 Lot Fees
Developed (home) on single lot	315				315
Developed, one extra lot	315	235			550
Developed, two extra lots	315	235	235		785
Developed, three extra lots	315	235	235	235	1020
Undeveloped single lot	235				235
Undeveloped, one extra lot	235	235			470
Undeveloped, two extra lots	235	235	235		705
Undeveloped, three extra lots	235	235	235	235	940

**Proposal to Amend Articles of Organization/By-Laws**

A member in good standing submitted a proposal to alter the LSPOA Bylaws and Articles of Organization allowing absentee ballots to be used by members to vote on Amendments and Fees. Currently, only absentee ballots are allowed for the election of Board Members. This Board discussed and voted that the membership should have an opportunity to vote on a slightly modified version of the proposal.

This is not an indication that the Board is in agreement or disagreement with this proposal; only that we felt the membership had a right to hear it, discuss it, and decide.

Per Article VII, Section 2. AMENDMENTS. Only property owners in good standing may submit an amendment to these Articles of Organization of the Corporation which must be submitted to the Board of Directors in writing by February 1, for their study and recommendation. The proposed amendment and the favorable recommendation of the Directors shall then be submitted to the next annual meeting of the Corporation after having been published and made available not less than twenty (20) nor more than forty-five (45) days prior to the meeting for their review, study and response. **To be adopted, any proposed amendment must have a favorable vote of at least two-thirds of the eligible members physically present and voting.**

\*\*Please note that per the Article stated above, voting on this proposal will only be allowed by eligible members *physically* present at the June 18<sup>th</sup>, 2022 Annual Meeting of the Membership.

**Proposed Bylaw and Article changes establishing the ability of members to submit absentee ballots for votes on Fees and Amendment changes.**

**BYLAWS:**

**1.3 VOTING RIGHTS.** Each membership is entitled to one vote regardless of the number of lots owned providing said membership is in good standing. Written proxies will not be accepted. For the purpose of an election of members of the Board of Directors, **and proposals presented to the membership for voting at the Annual Meeting or Special Meeting**, only one absentee ballot may be procured by a property owner in good standing from the business office of the Corporation. Absentee Ballots are to be mailed to the member upon request and must be returned at least ten (10) days before the day of the election, **Annual Meeting or Special Meeting**.

**1.8 QUORUM.** At least fifty (50) eligible members, physically present, **or submitting valid absentee ballots** shall be requisite for and shall constitute a quorum for the transaction of business at all meetings of the members of the Corporation. Any meeting of members may be adjourned from time to time, without notice other than announcement at the meeting, until a quorum shall be **present-established**. When a quorum is **present-established** at any meeting, the vote of a majority of the eligible members physically present **or submitting valid absentee ballots (Per Section 1, subsection 1.3)** at such meeting shall decide any question, with the exception of proposed amendments to the Articles of Organization or to these By-Laws and Recall, brought before such meeting.

**6.1 AMENDMENTS.** These By-Laws may be amended at any annual meeting of the eligible members of the Corporation. Any amendment to these By-Laws must be submitted in writing by a member in good standing to the Board of Directors for their study, and recommendation. The proposed amendment and the favorable recommendation of the Directors shall then be submitted to the next annual meeting of the Corporation. To be adopted any proposed amendment must have a favorable vote of at least two-thirds (2/3) of the eligible members physically present and voting **and those submitting valid absentee ballots**. (Per Section 1, subsection 1.3) Any amendment inconsistent with the provisions of the Articles of Organization or any violation of any applicable law shall be invalid. Deadline dates shall be the same as those established in the Article VII, Section 2 of the Articles of Organization

**ARTICLES OF ORGANIZATION:**

**ARTICLE VI SECTION 2 FEES.** Annual membership fees shall not be changed without prior notice (as provided in Section 1.6 of the By-Laws) and the approval vote of a majority of the eligible members of the Corporation physically present and voting **or submitting valid absentee ballots (Per Section 1, subsection 1.3 of the Bylaws)** at a properly called meeting.

**ARTICLE VII SECTION 2 AMENDMENTS.** Only property owners in good standing may submit an amendment to these Articles of Organization of the Corporation which must be submitted to the Board of Directors in writing by February 1, for their study and recommendation. The proposed amendment and the favorable recommendation of the Directors shall then be submitted to the next annual meeting of the Corporation after having been published and made available not less than twenty (20) nor more than forty-five (45) days prior to the meeting for their review, study and response. To be adopted, any proposed amendment must have a favorable vote of at least two-thirds of the eligible members physically present and voting **and those eligible members submitting valid absentee ballots (Per Section 1, subsection 1.3 of the Bylaws)**.



## OTHER NEWS

### Rules and Regulations Updates

The Board has approved amendments to the Rules & Regulations that apply to all Members of LSPOA. The updated document can be found under the documents tab on our website: [lakewoodshorespoa.com](http://lakewoodshorespoa.com). You may also call the office to have it mailed or stop in to pick it up.

Amendments were related to:

- Remove any stated fees. This keeps the R&R valid when prices change.
- Correct typos and grammatical errors.
- Strengthen blight enforcement
- Update Beach Club description
- Clarify rental descriptions for amenities

### New Docks

We have purchased new docks and are able to get almost all waitlisted Members a dock. Unfortunately, they were not delivered completely as described and a great deal of work will need to be done this coming fall and winter to allow us to get them on the causeway. In the meantime, they are on the beach near the Beach Club. We are sorry for any inconvenience this may cause.

### Motorized Vehicle Usage on the Causeway

Golf carts, ATVs and side by sides are currently permitted on the LSPOA causeway to assist with transporting supplies, fuel etc. to and from docked boats. Last season the maintenance/security personnel noticed instances of turf damage caused by these vehicles. If the damage persists LSPOA will consider limiting motorized vehicle access on the causeway. All drivers should use caution while driving on the causeway lawn by avoiding excessive speed, wheel spin and turning wheels while not in motion.

### Tick Explosion!

A Member has reported an abundance of ticks in the forested areas of LSPOA. Please take precautions to protect your family and pets. Below is an excerpt from Click on Detroit.

*Experts say our state is experiencing a "tick explosion," with ticks becoming increasingly common. Seeing ticks in most areas of Michigan's Lower Peninsula used to be a rare occurrence. But with ticks becoming more common in the southern half of the state, it's important for people to be alert and protect themselves from the parasites when outdoors. Everyone needs to get into the habit of checking themselves for ticks after spending time outdoors. The parasites are more than just a nuisance; they carry a number of diseases.*

*According to the U.S. Centers for Disease Control and Prevention, the number of tickborne diseases, like Lyme disease, is increasing at a record pace. In the U.S., climate change has expanded the range of ticks, allowing them to flourish in areas where they previously could not survive.*

*So, what's behind the exploding tick population? Experts say that less snow and milder temperatures are a major factor. And each successful year for ticks means more ticks are able to reproduce -- so they're certainly here to stay.*



#### **6th Annual Subdivision Wide Garage Sale**

Friday, June 24th 9-5

Saturday, June 25th 9-5

Rain or Shine



Maps showing the participating homes

will be available to pick up at the

POA Office until 4pm, June 23rd & 24th

Lakewood Shores POA

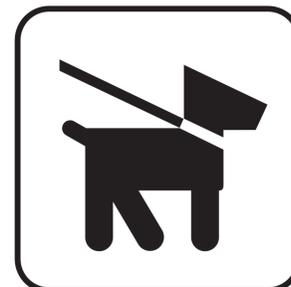
7701 E. Cedar Lake Drive

989-739-2607



There is a dog park located at  
Sherwood and Lakewood Dr.

Right on the water!! It's just one of the several  
pocket parks located within Lakewood Shores  
POA



## **BEACH CLUB**

Thursday through Saturday 5:00-9:00 pm

Sunday 10:00 am-2:00pm

Reservations accepted but not required. 989-739-2607

**Happy Hour on the Deck Coming Soon!**

### **Small Watercraft Rack Rentals Available**

At the request of Members, LSPOA has implemented a "kayak" rack for use by Members. The rack is located at the shoreline by the Beach Club and can accommodate kayaks, canoes, S-UP boards etc. Rentals can be weekly, monthly or seasonal. The season runs from May 15-Oct. 15. The rates are as follows.

Seasonal: \$100

Monthly: \$25

Weekly \$10

The contract can be downloaded by visiting the Member's Login page on our website lakewoodshorespoa.com. Your login for the page is LSPOA. You can also stop in, call or email the office. 989-739-2607 \* info@lakewoodshorespoa.com

There are two "Book Nooks" available to members. One is located at Huron Beach & one in the lobby at the Beach Club/Office. Take one...leave one. Books for all ages!



### **PICKLE BALL**

**WHERE:** Tennis Court/Beach Club

**WHEN:** 9am- Mon & Fri/10a Wed

### **TENNIS**

**WHERE:** Tennis Court/Beach Club

**WHEN:** 9am- Tues & Thurs/8-10a Wed

**Beginning May 1st: Weather Permitting**

Beginners  
Welcome!



Members interested in playing Bridge on **Wednesdays** can contact Pat Novak at 989-640-3104.

Experienced & New Players welcome!



If you are interested in starting a new Club Activity please call the office for more Information! 989-739-2607



### **Euchre Night Tuesdays 6-9pm Racquet Club**

Experienced & New Players welcome!

Interested parties may call  
Eva @ 614-314-1260



### **I♥Mahjong**

The Mahjong groups meet on **Thursdays** in the Racquet Club from **10a-3p & 6-9p.**

Call the office for more info 739-2607.

**The Racquet Club, Game Room & Conference Room** have Wi-Fi access!

Please call the office to get more information about reserving and accessing these facilities.

Facility Rental forms are also available on our website at [www.lakewoodshorespoa.com](http://www.lakewoodshorespoa.com)



**These facilities now available to rent & use year around!**



In the event a downed tree is in the road, you can call Iosco County Road Commission They will get it cut up and remove it. However, they cannot help with trees that are on your property. Call-**989-362-4433** or submit a service request at <http://www.ioscoroads.org/>

**The LSPOA Marina/Causeway** is open for the season. Cedar Lake is a public lake, therefore, the POA would just like to remind members and guests to follow Watercraft Safety Rules and Regulations established by the DNR & County.

Cedar Lake also has a volunteer group that has formed the Alcona/Iosco Cedar Lake Association. If you would like more information about Cedar Lake or would like to become involved as a volunteer contact them at: [ALCONA - IOSCO CEDAR LAKE ASSOCIATION, INC.](#)) or on Facebook @ Alcona Iosco Cedar Lake Association



ATV's & Golf Carts, Snowmobiles, must follow the Township regulations & guidelines & traffic laws while riding in Lakewood Shores POA. Riding motor vehicles is prohibited on the POA lawns. Riding on POA park trails is allowed.



If you plan on going on vacation or just the leaving for the weekend, you can request House Checks or be added to the drive by list, done by LSPOA Security.

Call the office for more details-739-2607



**SLOW DOWN & STOP!** The office has received reports of speeding & drivers not obeying traffic signs on some of the POA roads. All roads within the POA are residential and the speed limit is 25mph.



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**DID YOU KNOW?**

- You can send & receive fax through the POA office. 989-739-7556
- We accept VISA, MasterCard & Discover cards.
- Notary service available at the administration office.



# Lakewood Shores POA- Reflections

Property Owners Association, Inc.

7701 E. Cedar Lake Drive

Oscoda, MI 48750

Administration ~ 989-739-2607

info@lakewoodshorespoa.com

www.lakewoodshorespoa.com

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## BOARD OF DIRECTORS



**Board Meetings-2nd Wednesday of each Month  
5pm @ the Beach Club**

### Lakewood Shores Property Owner's Association, Inc. Board of Directors

Carolyn Eickel, President  
Bob Drogosch, Vice President  
Diane Long, Treasurer  
Kristine Handy, Secretary  
Philip Johnson  
Shelley Goodlaski  
John Bard

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