

An Important Message from Your President

Hello Neighbors,

An issue was brought to the Board of Directors that we feel you need to be aware of. A petition requesting the recall of several members of the Board was delivered Friday, September 8.

The Board took the contents of the petition very seriously and sought guidance from the POA's attorney to ensure the recall process, as outlined in Section 1.9 of the POA By-Laws, was followed appropriately. POA counsel advised the Board that the petition did not meet the specifications outlined in By-Laws Section 1.9 and recommended that the Board take no further action. Dan White, POA attorney, notified the petition circulator's designated contact person of his recommendation to the Board, and that no further action will be taken regarding the petition in its current form.

*Section 1.9 RECALL. A member of the Corporation may petition the Board for the recall of **an officer or director** for good and sufficient cause which shall be defined as a **serious incident of misconduct, habitual failure to attend meetings without sufficient reason, failure to maintain member in good standing status with the Association or any other act or deed** that is inconsistent with the standards of the Board and is judged to be detrimental to the best interests and welfare of the Association, by stating the complaint either in person or by letter. If the complaint is resolved to the satisfaction of the parties involved there is no need for further action. However, if there is a dispute regarding the allegation(s) then the member lodging the request for a recall must provide a written petition that has been signed by a minimum of fifty (50) members of the Corporation, who are in good standing, and fully understand the request for the recall.....*

The stated "purpose" of the petition was:

Purpose: Recall and Replace the Lakewood Shores POA, Inc Board of Directors. The undersigned LWS POA members in good standing, hereby petition the board of directors to schedule a special meeting pursuant to Section 1/Article 1.9 of the LWS By-Laws, for removal and replacement of the following board members: Jim Martin, Kristine Handy, John Bard, Carolyn Eickel, Phillip Johnson, Shelley Goodlaski, and Diane Long. These individuals have not represented the best interests and welfare of the property owners, have not fulfilled their fiduciary responsibilities and have engendered an adversarial environment within the POA.

Jim Martin, President
Lakewood Shores POA



Beach Club Update

The Beach Club Committee and the Executive Director have evaluated the viability and financial status of the Beach Club Restaurant following our 2023 summer season. This evaluation was planned when we reopened the restaurant March 17, 2022.

- While the subsidies required to maintain the restaurant are consistent with what has been required in years past, the number is substantially higher than we hoped for and higher than many POA members are supportive of.
- The low percentage of POA members that utilize the restaurant on a regular basis, as well as the POA membership vote against allowing a “Social Membership” in order to bring in more patrons has prevented some of the cost offsets we would like to have experienced.
- Inconsistent manpower availability has been responsible for having to shut down the restaurant several times. Volunteers who have supported the Beach Club and filled in at times of need have become overtasked and have stepped back.

The Beach Club Committee has made a recommendation to the Board of Directors that the Beach Club be closed immediately. They further recommend re-opening at a much smaller scale through the winter season.

At a special meeting on September 12, 2023. The Board voted to close the Beach Club and asked that the Executive Director present a plan to reopen on a smaller scale.

Thank you to all those volunteers who spent countless hours opening the club and working dinners and events. Thank you to the faithful patrons who supported the club. Thank you to our crew, past and present, who served with pride. The past 18 months have been a lot of work, but very rewarding. We hope to see you all at the Beach Club again soon.

Beach Club Re-Opening Plans

With the temporary closure of the Beach Club came a substantial workload for staff.

- Disposition of Goods with low Shelf-Life: A list of items that could not be frozen or saved, and our price for those items was generated. Local restaurants were contacted to see if there was interest in purchasing goods. Mama’s Kitchen answered first and purchased several products. We put a note out to membership to give away produce that was nearing the end of its shelf life. That was an uplifting and successful ploy. We are planning on keeping long shelf-life items that we feel we can utilize in our new endeavors.
- Deep Cleaning: A thorough cleaning of the facility and equipment is underway.
- Contractors: Contractors who provide services at regular intervals have been notified. Some services are still needed, and others have been eliminated.
- Inventory: The quarterly inventory count is underway and will give us our truest numbers for the 3rd quarter financials.
- Staffing: For the immediate opening, very little staff is needed. We have been in contact with 2 staff members who will be returning. Other staff members are interested in returning as we open more dining options for our members.

We do not have an exact date of our “soft” opening as of this newsletter, but it will be very soon. Our goal is to provide a social atmosphere for our members and their guests while adding occasional interactive activities like trivia, “mini” events, and some good home cooking. Plans will begin as follows:

- Fridays 4-6 pm happy hour and open until 8 if patronage allows.
- Saturdays 3-8 pm with an emphasis on football.
- We will have chips & salsa, homemade pretzels, and other snacks free during happy hour.
- We will be offering soups and “crock-potable” comfort foods whenever possible. We will also allow pizza delivery.
- As we see our clientele and get feedback, we hope to offer fish fries, burgers, and other special nights.

It is our hope that we will be serving a smaller but still nice menu by May. We would serve food that does not depend on hours of preparation and numerous products to make it work. Food that will maintain its quality longer. Food that requires less staffing. This course may lead to a more financially viable and enjoyable experience for our membership.

Lawsuit Update

Lakewood Shores POA was served a summons on June 16th. The lawsuit named three couples and two other members as plaintiffs. The complaint is regarding the rescinding of the lot consolidation policy on September 8, 2021. The LSPOA attorney has answered the complaint and subsequently, a pre-trial hearing was set for September 26, 2023.

Since this information was reported in the August newsletter, an amended complaint was received from the plaintiffs. The basis of the complaint is still the same, but some wording was revised. The POA attorney then answered the amended complaint per protocol. Following the new submissions to the court, the pre-trial was rescheduled for October 24, 2023.

We will keep the Membership updated as we journey through the process.

Board Member Resigns

Following the resignation of a board member in July, the Board appointed an interim board member and introduced her to membership at the General Board Meeting on August 9, 2023. Subsequently a member came forward questioning the validity of the interim board member's appointment, stating that since her name is not on the deed to the property in the POA owned by her and her husband, she is not a member of the POA per the definition of “Family” in Article 6 Section 1.1 of the POA Articles of Organization. Although married and residing together as a family, the interim board member is not technically a POA member, and therefore ineligible to serve on the Board of Directors.

After reviewing Article 6 of the Articles of Organization, pertaining to membership, and conferring with the POA attorney, the board determined that the interim board member was indeed ineligible to serve on the board and requested that she resign immediately. The Board received her letter of resignation, and subsequently accepted it at a special email meeting on September 18.

Article 6, section 1.1 of our Articles of Organization state as follows:

*Family membership is defined as **recorded owner(s)** who is the sole owner of a lot or lots. In addition, the unmarried children up to and including age 21 are also entitled to the benefits of membership.*

Prior to 2004, Article 6 Section 1.1 of the POA Articles read: *“Family membership is defined as a **husband and wife** who are the sole recorded owners of a lot or lots. In addition, the unmarried children up to and including age 21 are also entitled to the benefits of membership.”*

At the Annual Meeting in 2004, the Board brought approximately 39 Articles of Organization and Bylaw amendments for vote by the membership. The amendments were all put onto one ballot and membership voted for all or none. The amendments did receive 2/3+ yes votes and the amendments were made.

While it is unclear why the wording was changed over 19 years ago, it is safe to assume that the intended definition of “Family” was that both spouses would be recorded on the deed. In today’s environment, there are many reasons why couples may benefit from only including one name. In this circumstance, it is due to the real estate business.

The board of directors will be seeking an interim board member soon. Interested parties can contact the office.

2023 Maintenance Fees Status

Invoiced	480,076.00
Sent to Collections in September	20,280.00
Deemed Bad Debt	6,225.00
Held for In-House Collections	<u>8,652.00</u>
Total Delinquent Dues October	35,157.00
Delinquent Percentage	7%

The 3rd Quarter financial statements will be available on the website (Member Login), at the office and via email once finalized.

989-739-2607, director@lakewoodshorespoa.com, lakewoodshorespoa.com

Wrapping Up Summer

The seasons are changing, and we all know what’s just around the corner. You may have noticed that picnic tables and seasonal equipment have been removed from some of the parks and amenities. We will continue to prepare for the changing weather in the coming days.

Those Members who have not removed their pontoon from the marina yet, should prepare to retrieve it asap. We will begin to winterize the docks very soon. The official season end date is October 15.



Extended Parking of Campers, Trailers, Boats etc.

All recreational or utility trailers and equipment need to be parked behind the front line of your home/garage. Storing of commercial equipment is not allowed within the POA at all. Undeveloped lots cannot be used for storage of any type of equipment including recreational. The LSPOA storage lot is also available. Contact the office for more information.

Upcoming Drain Assessment

The Township Board Meeting was held on September 25th. One of the items on the agenda was the resolution for board approval of special Assessment to levy for Lakewood Shores property owners for drain repairs. To catch up on this important topic follow the link below.

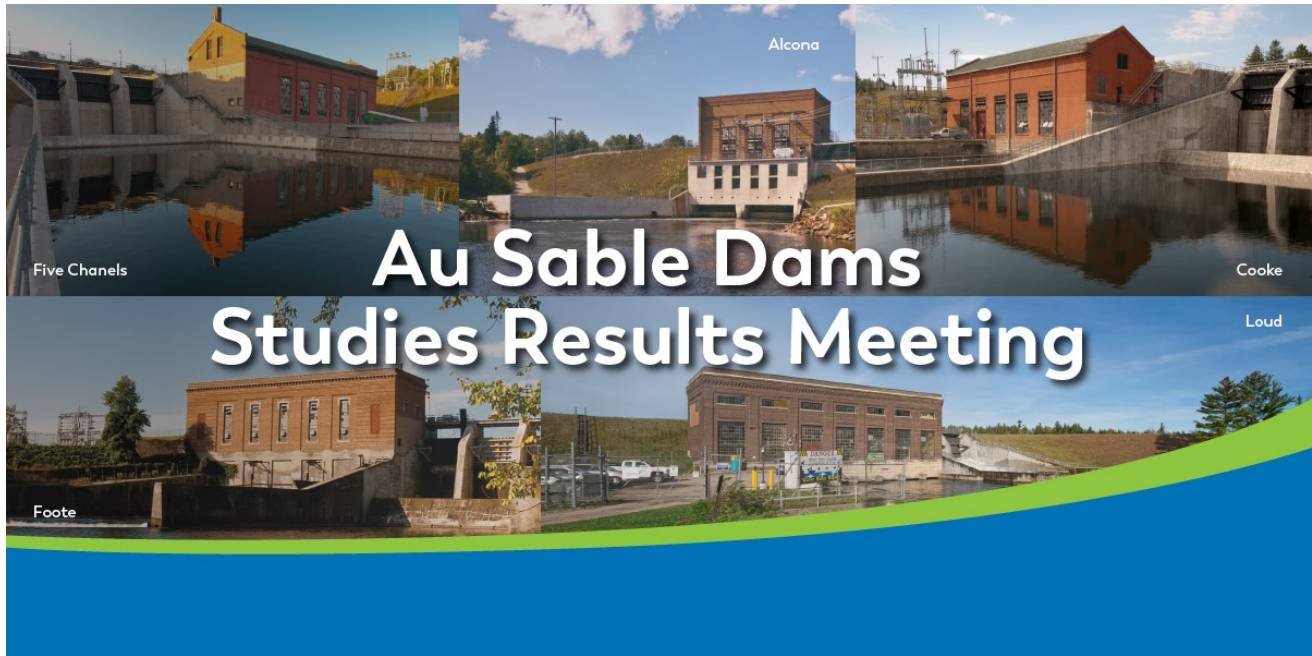
https://www.youtube.com/watch?v=PDwrYO_Wmog

Road Improvements

Are you fed up with pot holes, dusty roads, maybe even not knowing what road you're on?? We can all work together to bring the needed attention to our roads & signs. The Admin office fields many calls about the road conditions, missing road signs and speeding. We then send those concerns to the Road Commission and/or Oscoda Township via e-mail or a service request platform. If more "voices" are raised regarding these issues the more the concerns may be reviewed and possibly fixed. For road signs & road conditions you may go to ioscoroads.org & submit a service request.

Here is a summary of the steps for road improvement:

1. Property owner(s) submit letter of interest to the Township.
2. Township road committee meets to discuss feasibility of implementation/project merit.
3. If there is consensus to proceed, project approval and a cost estimate is sought from the road commission.
4. Township road committee formulates a recommendation for the Township board and, if the direction is to implement, approval from the Township board to incur the Township share of the project cost is sought.
5. If Township board approves cost participation, the road commission develops a special assessment petition and property owner cost estimates.
6. Interested property owners are then responsible for circulating the special assessment petition and acquiring the necessary signatures to demonstrate majority support for the project.
7. If the necessary signatures are obtained, as validated by the road commission, the project will proceed to construction (provided there is no counter petition and the hearings of necessity and assessment are successful). If the necessary signatures are not obtained, the project is deemed non-feasible at that point. It should be noted that the above described process applies to county local roads and not county primary roads. ICRC pays 100% of the costs for primary certified roads.



Dear Neighbor,

As we evaluate the future of our hydroelectric fleet and what the various options mean for Michigan, we are continuing open, transparent discussions with those who live, work and play near these historic sites. We are committed to doing what is right for Michigan, and your voice will help shape those decisions.

To learn more, please join us this fall at a public meeting to hear results from the Community Engagement and Economic Contribution studies for the Au Sable Dams.

Alcona Dam

WHEN: Monday, Oct. 2, 2023 | 6 - 7:30 p.m.

WHERE: Eagle Ridge Golf Course
3501 State Road
Glennie, MI 48737

Loud Dam and Five Channels Dam

WHEN: Wednesday, Oct. 11, 2023 | 6 - 7:30 p.m.

WHERE: Oscoda School Auditorium
3550 E. River Road
Oscoda, MI 48750

Foote Dam and Cooke Dam

WHEN: Tuesday, Oct. 24, 2023 | 6 - 7:30 p.m.

WHERE: Oscoda School Auditorium
3550 E. River Road
Oscoda, MI 48750

If you are unable to join us in person, we are hosting a virtual meeting Thursday, Nov. 16 from 1-2:30 p.m. For details on other meetings, including online webinars, please visit ConsumersEnergy.com/HydroFuture.

Thank you,

Rich Castle
Community Affairs Manager
Consumers Energy



Entrance Signs

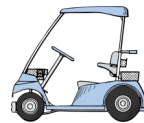
The Lakewood Shores, Kingswood entrance signs have gotten a facelift. Some much needed TLC was given to the signs by our Maintenance Supervisor, Jay Wells, & Board member, Carolyn Eickel. The Signs were completely refurbished and the new decal applied by Print n Go. The signs at Golfview Circle are currently being worked on & the signs at each entrance will be refurbished within the next year!

An application and permit are required when improvements or additions to existing structures are performed. The application will go in front of the Architectural Control Committee for approval. Please contact the office prior to purchasing supplies or starting your project. You may go to the Lakewood Shores Website and log in to download and print an application or stop into the office and pick one up.



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

The roads are not ORV trails; please RESPECT your neighbors!



The Racquet Club has a new addition!

The walkways were becoming uneven and cracked and also needed to be more handicap accessible.

With the help of his maintenance crew, Alec Apsitis & Lee Fullerton, Maintenance Supervisor, Jay, constructed a new handicap accessible entryway & deck. He was able to complete this project by mostly using refurbished wood

Thank you!





Lakewood Shores POA
Game Day Chili Cook Off!!
UofM vs State
Root your favorite
Michigan team to victory!
October 21st @ Beach Club
Time TBD-\$8 admission
Chili Competition
Baked Potato Bar & more!
\$1 & \$5 Squares
50/50
Chili entries & judges wanted
Call 989-739-2607 sign up/reserve
Restaurant Closed for regular dining



Lakewood Shores POA
3rd Annual
TRUNK OR TREAT
October 29, 2023 4 - 6 p.m.
Aaron Park
Theme: Medieval Fantasy
Witches of the Northern Moon
Dance Routine
sponsored by:
Madhouse Designs
GORMAN REAL ESTATE COLLECTIVE
Cedar Lake Grocery
Lakewood Shores Property Owners Association

Fresh donuts will be provided by Cedar Lake Grocery. There will be trophies awarded for best costume & Trunk! Anyone interested in registering their Trunk for the Trunk or Treat, please call: 989-739-2607.



Lakewood Shores POA
Spa & Expo Day is back!
November 18th, 10am-1pm
We are looking for local vendors
(members & non-members)
who would like to set up that day
at the POA Racquet Club!
Light refreshments & snacks
will be served.
No admission charge
No reservation necessary
Vendors Please Call
989-739-2607 to register
This is a Members/Members Guest Only Event

NEW MEMBERS



James & Angela Cain

Ryan O'Hagan

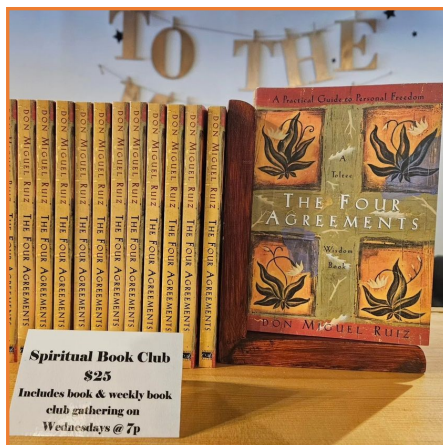
Sean & Jacquell Gransden

Joseph Cummins

Tom Belkowski & Lynn Worden

Patrick & Lisa Manes

Local Events!!



To the Moon & Back

October Book Club books are here now!

The Four Agreements by Don Miguel Ruiz. We will delve deep into One Agreement each Wednesday.

Join us

www.tothemoonoscoda.com



**OSCODA LIONS CLUB**
22nd FALL
Arts & Craft Show
October 7, 2023
10 a.m. - 4 p.m.
Oscoda High School
HAND CRAFTED ITEMS
(Jewelry, clothing, baked goods, wood working, painting, photography AND MORE! Get ready for FALL AND ALL THE HOLIDAYS! Shop and spend your day with us!)



Looking for Vendors ~ Farmers Market & Chain Saw Carvers to join us!

2022 was a fantastic year - Let's make 2023 even BIGGER AND BETTER!
Adults \$1.00 donation at the door - Children FREE ~
Lunch Available for purchase
Applications available by calling (989) 739-3911 or emailing lionscraftshw@gmail.com



**COUNTRY NIGHTS**
FROM HURON OUT
SEPT 29
DOORS OPEN 9PM - 2 AM
5606 1-41 OSCODA
FREE
LINE DANCING
LESSONS 7:00-8:00
DRINK SPECIALS
21+ I.D. ENTRY

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

BOARD OF DIRECTORS



Lakewood Shores Property Owner's Association, Inc.

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Kristine Handy, Vice President

khandyLSPOA@gmail.com

John Bard, Treasurer

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