



## 51<sup>st</sup> Annual Membership Meeting

Saturday, June 15, 1:30 pm  
Lakewood Shores Pavilion  
4818 Brookwood Trail, Oscoda, MI

**The Annual Meeting is your chance to be heard**

**Membership Cards Required**

### Candidates for Board of Directors

Our 51<sup>st</sup> Annual Meeting Nomination Committee received seven (7) Candidates. At the Annual Meeting, we will be voting to fill five (5) positions. (Write in candidates will NOT be accepted).

**Per our articles of Organization and Bylaws;** *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.*

Contact the office now to receive your absentee ballot. Ballots must be first mailed to you and then received by the office by June 5.

Email: [director@lakewoodshorespoa.com](mailto:director@lakewoodshorespoa.com)

Phone: 989-739-2607

Fax: 989-739-7556

7701 E. Cedar Lake Dr.

Oscoda, MI 48750

### Proposed Amendments

Our Articles of Organization & Bylaws state that **Member's must be physically present to vote on amendments.** The proposed amendments include one (B1) that would allow absentee voting on Article and By-Law amendments. This has been proposed multiple times before and may not be again for quite some time. If that's important to you, you should plan on attending the meeting and having your vote counted.

**Join us at the Beach Club After the Meeting.**

**Cook Out \* Games \* Drink Specials**

## CANDIDATES FOR THE BOARD OF DIRECTORS

### **Susan Shuryan (Interim):**

Hello, I am Susan Shuryan, and I would like to volunteer my time to serve on the Lakewood Shores POA Board of Directors. I am currently an interim Director and serving as POA Treasurer and Chair of the Finance Committee.

My husband and I bought a vacation home on Cedar Lake in 1999 and became association members in 2016. In 2021 we retired from the big city and moved full-time to our Oscoda home. We have three grown children that are all living out of state, but they love coming back to visit Cedar Lake.

I was a licensed CPA from 1985 to 2023 and worked in public accounting as an auditor and tax consultant for several years. I began working at a non-profit organization as their CFO in 2002 and in 2009 became the Director. My position involved overseeing the day-to-day operations, preparing budgets and financial reports, drafting sub-contractor agreements, actively participating in workgroups, and presenting at Board of Directors meetings. I stepped down as Director in 2023 and I am currently working remotely part-time as the agency's Controller.

In the short time that I have been a LSPOA board member, I feel I have made a positive difference. I have revised the financial reporting format to make the statements more informative to the members. Because fiscal policies play a crucial role in the effective management of an organization's finances, I have been revising and developing new fiscal policies for our POA. I come prepared to all meetings, actively participate in discussions, and have a great working relationship with the Executive Director and other board members.

If elected to the board, I will listen to the suggestions and concerns of the members and be a positive voice of communication. I will continue to work collaboratively with other board members and be an active participant. I will use my background and experience to help maintain the fiscal solvency of the association and support decisions that are in the best interest of the members as a whole and that will promote the future success of the association.

### **Bill Laidlaw:**

Marital Status: Married to Phyllis – 3 children – 2 grandchildren

Education: Oxford High School 1977 graduate  
Oakland University 1981 graduate  
Bachelor of Science – Public Administration  
Minor – Economics

Hobbies: Community service work, coaching, family time, sports

Career Overview: Freeman's Garden Center – Manager 1982-1985  
Oxford Co-op Farm & Garden – General Manager 1985-1996  
TCT Stainless Steel – Credit & Purchasing Manager 1996-2011  
National Kwikmetal – Purchasing Manager 2011-23

My focus has been in business management. I started as a department manager and elevated into general manager positions and ended the past 27 years in the steel industry as a purchasing manager, procuring stainless steel coil in domestic and foreign markets. My last stint with NKS took me to Nashville, Tennessee where we opened a new branch and grew the business from a \$40 million sales company to a \$180 million company within 12 years.

My career experiences included quality control, production control, ISO internal auditing, purchasing, credit management and employee development.

Community Service: Oxford-Orion Youth Football Coach 1982-1983  
Oxford-Orion Optimist Club 1985-1996  
Honor Club President 1988  
Elba Baseball League 1993-1999  
Coach 1993-99 League President 1995-99  
Genessee County Travel League Coach 1997-2000  
Lapeer Schools Board of Education 2004-2011  
Board President 2006-2011  
Smyrna Baseball League 2016-2023  
Coach 2016-2023 Board Member 2017-2019  
Oscoda Lions Club 2023-present  
Lakewood Shores POA Beach Club committee 2024

My community service efforts have revolved around youth and their development. I have coached youth baseball for nearly 25 years and have taken leadership roles in both Michigan and Tennessee to support and grow the programs.

My Board of Education stint was driven by improving educational opportunities for students while getting a bond proposal passed to construct new buildings and provide much needed technology. In my first year as president, we passed a \$60 million plus bond proposal to accomplish that goal, the first in thirty years. I was also the first incumbent board president to be re-elected in thirty years, running unopposed.

Summary: My educational, professional and community service experiences display leadership qualities that lead to positive outcomes for all that are willing to provide me an opportunity to serve. I feel I possess the qualities that enable me to be a positive director for the Lakewood Shores POA, providing leadership, vision, motivation and the ability to work with others to attain positive outcomes while building relationships with residents to become the best community we can be. Thank you for your consideration!

**John Obremski:**

My name is John Obremski and I have lived full time in Lakewood Shores since 2011. I'm married my high school sweetheart for 53 years soon to be 54 years. We have 3 grown daughters, 2 living in Michigan downstate and one in Indiana. We have 1 Grandson and 3 Granddaughters and will have a great grandchild in July this year.

I worked in skilled trades at Mt Clemens DuPont and retired in 2006. My wife and I got buyout offers on the same day from two different companies. At that time, we decided to take the offers and move to our home we had built in National City on Chappel Lake. We sold that home in 2011 and bought our current home here in Lakewood Shores.

During my working years at DuPont, I also worked part-time at my own landscape business then a realtor. I was on the board for Chappel Lake where I was responsible for the maintenance of our private roads.

I enjoy being with family and friends and occasional bus trips to the casinos. My interests are hunting and fishing.

**Maureen Sloan:**

I am currently serving on the Finance Committee but have time to devote to becoming more involved with the Association.

I am recently retired from the Builders Association of the Greater Ann Arbor Area, serving as their Executive Director for 37 years. I have experience in finance, marketing, government affairs, event planning, administrative management, member customer service, and meeting management. Thank you for your consideration.

**Pankaj (Peter) Kapil:**

My name is Pankaj (Peter) Kapil. I have owned property in Lakewood Shores for a little over 3 years. I work in the Aviation industry as an Aircraft mechanic. I work on airplanes because that is my passion and I enjoy what I do. I would like to participate more in the community and get to know more people in the local community. I want to contribute to the community in some way shape or form. I enjoy helping others and being part of the community.

I went to school and earned an Associates degree in Aircraft Maintenance and a Bachelors of Science in Aeronautics. I served 4 years active in the U.S. Army and 2 years in the U.S Army Reserves. I chose to serve in the Armed forces to better myself and serve others. I received an Army achievement medal, Overseas medal and other military awards during my time in service.

One of my goals this year is to renovate and make updates to my house in the POA community. Another is to make more connections with others living in the community.

I hope to contribute my insight, energy and time to the POA community. Thank You for considering me for a POA Board member.

**Mitch Davis:**

Originally from Michigan, I proudly served in the United States Air Force before transitioning into a career in Information Technology in the private sector. Leveraging the skills and discipline acquired during my service, I now lead a team of 10 Senior Cloud Engineers, where we specialize in innovative cloud solutions to drive business success. My favorite hobbies are golfing, fishing, camping and being outdoors.

**Guy Scavone:**

My name is Guy Scavone and I've been coming up to the Oscoda area since I was a kid.

We now own a lot in Lakewood Shores and have been lucky enough to be able to enjoy the many benefits the past few years.

Moving forward, we'd like to see Lakewood Shores continue to grow and expand the amenities it's able to provide our members.

I've been in commercial real estate for over 20 years and own a brokerage that focuses on the sale and lease of manufacturing and industrial facilities throughout North America.

Thankfully I'm able to run my business remotely which allows our family to spend as much time as possible in the area.

I've been married to my wife Katie for 15 years and we have two daughters: Lily (16) and Ella (13).

I look forward to volunteering my time in an effort to make what we love even better!

## LSPOA ARTICLES AND BY-LAWS AMENDMENT PROPOSALS

The LSPOA **Articles and By-Laws Review Committee**, consisting of Jim Martin (chair), Jennifer Lueck, Jim Dennis and Ellen Maher presented to the Board of Directors January 31, 2024, for their review and recommendation, a total of eighteen (18) proposed amendments to the POA Articles and By-Laws. The Board reviewed and approved the Committee's proposal, with agreed upon edits, at the February 14, 2024 General Board Meeting of the Board of Directors.

The Board has the responsibility and authority to approve any Article and/or By-Law amendments for inclusion on the ballot to be voted on by membership at the June 15, 2024 Annual Meeting of the POA.

The Articles and By-Laws Review Committee was tasked with doing a full review of the Articles and By-Laws, and to look for areas of potential updates, clarification and/or change, all with the overall benefit of the POA membership in mind. Special attention was paid to areas where the Board of Directors – individually or as a whole – received input/recommendations from POA members, as well as feedback from the POA attorney.

The Committee worked independently at first, and then as a group to identify Articles or By-Laws requiring amending, before agreeing to the proposed amendments submitted to the Board January 31 for its review.

The proposals below provide a comparison of the “current” Article section or By-Law paragraph, to the proposed amendment to the Section or Paragraph – showing what the proposed change encompasses. All changes are in red type – additions appear as red words while deletions are red letters lined out.

In addition, each proposal has notes (*in italics*) indicating the purpose/reason for the proposed amendment and any other information the Committee feels is important when evaluating the viability of the amendment.

**IMPORTANT NOTE:** The Amendment Ballot which will be distributed at the Annual Meeting will contain 18 separate Proposals. Each individual Amendment Proposal will require a Yes or No vote from eligible voting members physically present at the Annual Meeting.

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### ARTICLE VI MEMBERSHIP AND FEES

#### **PROPOSAL A1:**

##### **Current**

Section 1.1 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.

##### **Proposed Amendment**

Section 1.1 Family membership is defined as recorded owner(s) who is the sole owner of a lot or lots. In addition, **the spouse**, the unmarried children up to ~~and including~~ age 21 are also entitled to the benefits of membership.

*Amendment recommended by POA attorney and multiple members to afford the spouse of the recorded owner the same membership benefits as the recorded owner, and their children. Removing “and including” for age 21 to eliminate any confusion regarding the ability of children aged 21, not listed on the recorded deed, to serve on the Board of Directors.*

#### **PROPOSAL A2:**

##### **Current**

Section 1.2 Individual membership is defined as an individual who is the sole owner of a lot or lots. In addition, his or her unmarried children up to and including age 21 are also entitled to the benefits of membership.

##### **Proposed Amendment**

Section 1.2 Individual membership is defined as an individual who is the sole **recorded** owner of a lot or lots. In addition, his or her unmarried children up to ~~and including~~ age 21 are also entitled to the benefits of membership.

*Amendment recommended to provide consistency with other Sections verbiage defining “membership.” Removing “and including” for age 21 to eliminate any confusion regarding the ability of children aged 21, not listed on the recorded deed, to serve on the Board of Directors.*

#### **PROPOSAL A3:**

##### **Current**

Section 1.3 Children or parents of resident members in good standing, living in the same household, shall be entitled to the benefits of the resident members.

##### **Proposed Amendment**

Section 1.3 Children, **aged 21 years or older**, or parents of resident members in good standing, living in the same household, shall be entitled to the benefits of the resident members **except serving on the Board of Directors, POA committees or voting.**

*Amendment recommended by Articles and By-Laws Committee to provide consistency in verbiage and clarity to who is covered in this Section.*



## **PROPOSAL A4:**

### **Proposed New Section of Article VI**

**Section 1.6** Associate Member is an adult (21 years of age or older) who resides within the POA but does not meet any of the other membership definitions in Sections 1.1 through 1.5 above. An example of Associate Members is adult individuals who are renting a house within the POA. Associate Membership provides the privileges of any membership above except serving on the Board of Directors, POA committees or voting. The Associate Membership must be applied for and will carry an annual fee to be established by the Board of Directors.

*Amendment recommended by POA member to address residents who reside in the POA but do not meet any established requirements for membership.*

*NOTE: This is not an attempt to provide membership privileges to anyone living outside of the POA who does not meet the established requirements for membership (i.e. – as the 2023 Diners' Club or other previous membership amendment proposals offered).*

## **PROPOSAL A5:**

### **Current**

**Section 2.** FEES. The Board of Directors shall have the duty to assess and collect from each Member annual membership fees and special assessments (any exceptions must be recommended by the Finance Committee and approved by the Board of Directors) for each lot or building site the member owns. This fee will be used to pursue the corporate purposes as set forth in Article II hereof. Annual membership fees shall be assessed on each lot and tract, (as shown by the plats of the various sections of the subject property which shall have been filed of record in the office of the Register of Deeds of Iosco County, Michigan) and each completed individual condominium unit, townhouse, or other separate unit of multi-unit place of residence (including but not limited to each individual apartment or hotel room) in the subject property, legal title to which is owned of record by such member. Each such lot, tract, condominium unit, town house, or unit in a multi-unit place of residence is herein referred to as a "lot". Annual membership fees shall not be changed without prior notice (as provided in Section 1.7 of the By-Laws) and the approval vote of a majority of the eligible voting members of the Corporation physically present and voting at a properly called meeting. Annual membership fees shall be due and payable on the 1<sup>st</sup> day of each year. At the discretion of the Board of Directors, a split billing system may be implemented in which the annual membership fees are divided equally for two or more billing periods of the calendar year. In the event this option is used, the timetable described in the following sentences as regards payment deadlines, late charges, etc. shall be adapted to the new schedule. Notice of such change shall be published no later than December 15<sup>th</sup> of the year preceding the year to which it applies and may be included as part of the annual billing notice. Any member who shall not have paid annual membership fees in full prior to February 1<sup>st</sup> of the year for which it is due, shall be a member not in good standing until such time as all delinquent fees shall have been paid in full. Any member delinquent in the payment of such fees shall not be entitled to use any of the facilities or property of the Corporation. Such a member shall be obligated to pay such late payments and reinstatement fees and processing costs as shall be determined by the Board of Directors. The Board of Directors shall enforce these and any other rules which may from time to time be adopted by the Corporation pursuant to these Articles of Organization and the By-Laws of the Corporation. The Board of Directors shall have discretion in dealing with members involving problems relating to annual membership fees.

### **Proposed Amendment**

**Section 2.** FEES. The Board of Directors shall have the duty to assess and collect from each Member annual membership fees and special assessments (~~any exceptions must be recommended by the Finance Committee and approved by the Board of Directors~~) for each lot or building site the member owns. This fee will be used to pursue the corporate purposes as set forth in Article II hereof. Annual membership fees shall be assessed on each lot and tract, (as shown by the plats of the various sections of the subject property which shall have been filed of record in the office of the Register of Deeds of Iosco County, Michigan) and each completed individual condominium unit, townhouse, or other separate unit of multi-unit place of residence (including but not limited to each individual apartment or hotel room) in the subject property, legal title to which is owned of record by such member. Each such lot, tract, condominium unit, town house, or unit in a multi-unit place of residence is herein referred to as a "lot". Annual membership fees shall not be changed without prior notice (as provided in Section 1.7 of the By-Laws) and the approval vote of a majority of the eligible **voting** members of the Corporation physically present and voting at a properly called meeting. Annual membership fees shall be due and payable on the 1<sup>st</sup> day of each year. At the discretion of the Board of Directors, a split billing system may be implemented in which the annual membership fees are divided equally for two or more billing periods of the calendar year. In the event this option is used, the timetable described in the following sentences as regards payment deadlines, late charges, etc. shall be adapted to the new schedule. Notice of such change shall be published no later than December 15<sup>th</sup> of the year preceding the year to which it applies and may be included as part of the annual billing notice. Any member who shall not have paid annual membership fees in full prior to February 1<sup>st</sup> of the year for which it is due, shall be a member not in good standing until such time as all delinquent fees shall have been paid in full. Any member delinquent in the

payment of such fees shall not be entitled to use any of the facilities or property of the Corporation. Such a member shall be obligated to pay such late payments and reinstatement fees and processing costs as shall be determined by the Board of Directors. The Board of Directors shall enforce these and any other rules which may from time to time be adopted by the Corporation pursuant to these Articles of Organization and the By-Laws of the Corporation. The Board of Directors shall have discretion in dealing with members involving problems relating to annual membership fees, **specific to individual member short-term financial hardship**.

*Amendment recommended by POA attorney and multiple members to eliminate vagueness and potential misinterpretation of the Board of Directors' authority to change the POA fee structure without a vote of membership.*

*NOTE: The phrase "physically present and voting" will be removed from this section if Proposal B1 passes.*

#### **PROPOSAL A6:**

##### **Current**

**Section 3. CONDUCT OF MEMBERS.** The President may, for cause, suspend any member of the Corporation without previous notice from active participation in the Corporation's privileges until he or she can call a meeting of the Board of Directors to consider the conduct of such member and to determine the action to be taken thereon. Such suspended member shall receive a written copy of the charges against them before the Board can take any formal action.

Five members of the Corporation in good standing may prefer charges against any member to the Board of Directors. Such charges shall be in writing and the member against whom the charges are made shall receive a copy of the charges before the Board can take any action thereon. The accused member shall have the right to be heard before the Board, either in person or by counsel, with the full right to answer thereto in writing and the hearing thereon shall be had no later than the next regular meeting of the Board of Directors. Any member may be suspended, expelled or declared to have forfeited their membership, by the Board of Directors for improper conduct or misuse of facilities. The decision of the Board of Directors shall be final.

##### **Proposed Amendment**

**Section 3. CONDUCT OF MEMBERS.** The President may, for cause, suspend any member of the Corporation without previous notice from active participation in the Corporation's privileges until he or she can call a meeting of the Board of Directors to consider the conduct of such member and to determine the action to be taken thereon. Such suspended member shall receive a written copy of the charges against them before the Board can take any formal action. **The Board of Directors has the authority to identify specific conduct that can result in the suspension of member privileges, which will be included in the Corporation's Rules and Regulations. The President or Board of Directors can also consider offenses not included in the Rules and Regulations for suspension of member privileges.**

Five members of the Corporation in good standing may prefer charges against any member to the Board of Directors. Such charges shall be in writing and the member against whom the charges are made shall receive a copy of the charges before the Board can take any action thereon. The accused member shall have the right to be heard before the Board, either in person or by counsel, with the full right to answer thereto in writing and the hearing thereon shall be had no later than the next regular meeting of the Board of Directors. Any member may be suspended, expelled or declared to have forfeited their membership, **for a period of time to be determined** by the Board of Directors ~~for improper conduct or misuse of facilities~~. The decision of the Board of Directors shall be final.

*Amendment recommended by POA attorney and multiple members to provide more detail to how unacceptable member conduct will be dealt with by the President or Board. Allows flexibility to have Rules and Regulations updated to address evolving issues of member conduct.*

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## **ARTICLE VII OPERATION AND CONTROL**

#### **PROPOSAL A7:**

##### **Current**

**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.

##### **Proposed Amendment**

**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 **March 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, **or at a special meeting called by the President**, 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 **voting** members physically present and voting.

*Amendment proposed by multiple members to allow additional time for members to submit amendment proposals without impacting the timing of having ballots prepared and distributed for the Annual Meeting. Also allowing for proposed amendments to the POA Articles of Organization to be voted on at a special meeting called by the Board President. Adding "voting" to last sentence for consistency with other Articles and By-Laws regarding membership voting.*

NOTE: The phrase "physically present and voting" will be removed from this section if Proposal B1 passes.

NOTE: Proposal B9 on this year's ballot is for the amendment of POA By-Laws Section 6, Paragraph 6.1 is proposing the same changes relating to amendments to the By-Laws – the hope of the Committee and Board is that members will vote the same on this Proposal A7 and on Proposal B9 for consistency in the amendment process.

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## ARTICLE VIII DIRECTORS AND OFFICERS

### **PROPOSAL A8:**

#### **Current**

Section 2. TERM OF DIRECTORS. The term of office of any Board member shall be three (3) years. A board member may not serve more than two terms, except that a person appointed to fill a vacancy of less than one (1) year on the Board shall be eligible for election to two full terms beyond the time served in the vacancy.

#### **Amendment Proposal**

Section 2. TERM OF DIRECTORS. The term of office of any Board member shall be three (3) years. ~~A board member may not serve more than two terms, except that a person appointed to fill a vacancy of less than one (1) year on the Board shall be eligible for election to two full terms beyond the time served in the vacancy.~~ A Board member may not serve more than two consecutive terms, or a total of three full terms. A person appointed to fill a vacancy of less than one (1) year (interim vacancy) on the Board shall be eligible for election to three full terms beyond the time served in the interim vacancy. A Board member is considered to have served a full term if they have been elected to a three-year term at the Annual Meeting of the Corporation, regardless of how long the Board member actually serves during that term. If a Board member resigns from, or otherwise leaves, their position for any reason during their second consecutive full term, they must wait a minimum of three (3) years following the next Annual Meeting of the Corporation before serving their third full term. Any past Board member may fill an interim vacancy on the board regardless of the number of elected terms they served.

*Amendment recommended by multiple members to allow for former Board members who have already served two full terms to serve one additional full term, and unlimited interim terms – in an effort to allow continued volunteering/ service to the POA.*

### **PROPOSAL A9:**

#### **Current**

Section 4. NOMINATIONS. Nominations for members of the Board of Directors shall be made by a nominating committee comprised of three (3) members. The nominating committee shall be appointed by the President and not more than two (2) may be current members of the Board of Directors. The announcement giving the names of persons on the nominating committee shall be made by April 1. Any member of the Corporation in good standing may make nominations to the committee, such nominations shall be included on the ballot, and shall be in writing with biographical sketches and shall have the consent of persons nominated. Furthermore, such nominations must be presented to the Board of Directors by May 1. The list of nominees from the committee should be at least twice the number of Board positions to be filled. Additional nominees will not be accepted at the annual meeting. The announcement of the nominations should be in accordance with Section 1.7 of the By-Laws and should include biographical sketches of all nominees.

#### **Amendment Proposal**

Section 4. NOMINATIONS. Nominations for members of the Board of Directors shall be made by a nominating committee comprised of three (3) members. The nominating committee shall be appointed by the President and not more than two (2) may be current members of the Board of Directors. **The committee is responsible for determining that the candidates meet the requirements to serve as Directors.** (See Section 2.2 of the Bylaws) The announcement giving the names of persons on the nominating committee shall be made by April 1. Any member of the Corporation in good standing may make nominations to the committee, such nominations shall be included on the ballot, and shall be in writing with biographical sketches and shall have the

consent of persons nominated. Furthermore, such nominations must be presented to the Board of Directors by May 1. The list of nominees from the committee should be at least twice the number of Board positions to be filled. Additional nominees will not be accepted at the annual meeting. The announcement of the nominations should be in accordance with Section 1.7 of the By-Laws and should include biographical sketches of all nominees.

*Amendment recommended by member to further define the responsibilities of the Nominating Committee.*

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## BY-LAWS SECTION 1 MEMBERS

### **PROPOSAL B1:**

#### **Current**

**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 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.

#### **Amendment Proposal**

**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 Only one absentee ballot may be procured~~ Absentee ballots are available by request 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.

*Amendment recommended by multiple members to allow absentee voting on amendments to POA Articles and By-Laws, in addition to Board of Director candidates already allowed.*

*NOTE: If Proposal B1 passes the following references to voting that include the phrase "physically present and voting": Article VI, Section 2 – FEES; Article VII, Section 2 – AMENDMENTS; and By-Laws: Section 6 – AMENDMENTS, Paragraph 6.1 – AMENDMENTS will be removed.*

*Further, absentee voting cannot be allowed for a Special Meeting called to address a Recall Petition as there is not enough time allowed to create and mail ballots per By-Laws Section 1, Paragraph 1.9.*

### **PROPOSAL B2:**

#### **Current**

**1.5 ANNUAL MEETING.** An annual meeting of the members of the Corporation shall normally be held at 1:30pm. on the 3rd Saturday in June of each year at such place in Oscoda Township, Iosco County, Michigan as the Board of Directors may designate in the notice of such meeting.

#### **Amendment Proposal**

**1.5 ANNUAL MEETING.** An annual meeting of the members of the Corporation shall normally be held at **10:30am.** on the **2nd** Saturday in June of each year at such place in Oscoda Township, Iosco County, Michigan as the Board of Directors may designate in the notice of such meeting.

*Amendment recommended by multiple members, to move the Annual Meeting date away from Fathers' Day weekend and to start earlier so it doesn't fall in the middle of the day.*

### **PROPOSAL B3:**

#### **Current**

**1.8 QUORUM.** At least fifty (50) eligible members, physically present, 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. When a quorum is present at any meeting, the vote of a majority of the eligible members physically present 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.

#### **Amendment Proposal**

**1.8 QUORUM.** At least fifty (50) eligible members, physically **or electronically** present, 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. When a quorum is present at any meeting, the vote of a majority of the eligible members physically present 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.

*Amendment recommended by multiple members to allow electronic attendance at Annual or Special meetings to constitute a quorum.*

*NOTE: Passage of this amendment will not allow electronic voting.*

#### **PROPOSAL B4:**

##### **Current**

**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. When a written petition is presented to the Board of Directors, the Board of Directors must present it to members of the Corporation, at a special meeting, within thirty days. The recall of an Officer or Director must be ratified by a two-thirds (2/3) vote of a quorum of members in good standing who are present at the meeting where the recall is to take place.

##### **Amendment Proposal**

**1.9 RECALL.** A member of the Corporation may ~~petition~~ submit a request to the Board for the recall of an Officer or Director for good and sufficient cause which shall be defined ~~specifically against an individual Officer or Director,~~ 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 Corporation~~ 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 Corporation,~~ with Step 1: by stating the complaint and providing examples of such conduct, 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 Step 2: would be the member then 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. When a written petition is presented to the Board of Directors, the Board of Directors must present it to members of the Corporation, at a special meeting, within thirty days. The recall of an Officer or Director must be ratified by a two-thirds (2/3) vote of a quorum of eligible voting members in good standing who are physically present at the meeting where the recall is to take place.

*Amendment recommended by POA attorney and multiple members to provide more detail to the Recall process and eliminate confusion regarding the two steps of the process.*

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## **BY-LAWS SECTION 2 DIRECTORS**

#### **PROPOSAL B5:**

##### **Current**

**2.2 QUALIFICATIONS.** Directors shall be members of the Corporation in good standing, and at least twenty-one (21) years of age. Also, directors shall be of good moral character with no record of conviction for any felony or have, any history of behavior inconsistent with the personal qualities inherent in the office they seek. and to comply with bonding requirements.

##### **Amendment Proposal**

**2.2 QUALIFICATIONS.** Directors shall be members of the Corporation in good standing, and at least twenty-one (21) years of age. Also, directors shall be of good moral character ~~with no record of conviction for any felony or have,~~ and subject to a criminal history background check to determine any history of behavior inconsistent with the personal qualities inherent in the office they seek. ~~and to comply with bonding requirements.~~

*Amendment recommended by multiple members to allow for discretion in evaluating potential candidates for Board of Directors positions. Removing "and to comply with bonding requirements" as bonding is no longer required for members of the Board of Directors.*

#### **PROPOSAL B6:**

##### **Current**

**2.3 VACANCIES AND REMOVAL.** Any Director may be removed for cause by the unanimous vote of the remaining members of the Board (excluding the Director to be removed). Removal for cause 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. Upon death, removal, resignation, or incapacity of any member of the Board of Directors, a simple majority of the Directors present at a board meeting shall appoint the successor to fill the existing vacancy until the next annual meeting and elections. This replacement will be selected from a list of previous Board nominees and/or eligible candidates proposed by members of the remaining board and must meet the same qualifications as stated in Section 2.2 above.

#### **Amendment Proposal**

**2.3 VACANCIES AND REMOVAL.** Any Director may be removed for cause by the unanimous vote of the remaining members of the Board (excluding the Director to be Removed). Removal for cause 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. Upon death, removal, resignation, or incapacity of any member of the Board of Directors, a simple majority of the Directors present at a board meeting shall appoint the successor to fill the existing vacancy until the next annual meeting and elections. This replacement ~~will~~ **may** be selected from a list of previous Board nominees and/or eligible candidates proposed by members of the remaining board and must meet the same qualifications as stated in Section 2.2 above.

*Amendment recommended by multiple members to allow more flexibility to the Board of Directors when selecting an interim Board member.*

#### **PROPOSAL B7:**

##### **Current**

**2.4 MEETING.** An annual meeting of the newly elected Board of Directors of the Corporation shall be held within ten (10) days following the adjournment of the annual meeting of the Corporation. The schedule of the meetings of the Board of Directors shall be determined at this meeting, reference Article VIII, Section 1.1. Special meetings of the Board of Directors may be called by the President or the Vice President and shall be held at such time and place as shall be specified in the notice of such meetings. Five (5) members of the Board of Directors shall constitute a quorum for the conduct of business. Robert's Rules of Order shall prevail at meetings of the Board insofar as they do not conflict with the Articles of Organization. Annual or General Meetings may be held in person and/or via Zoom if required.

##### **Amendment Proposal**

**2.4 MEETING.** An annual meeting of the newly elected Board of Directors of the Corporation shall be held within ten (10) days following the adjournment of the annual meeting of the Corporation. The schedule of the meetings of the Board of Directors shall be determined at this meeting, reference Article VIII, Section 1.1. Special meetings of the Board of Directors may be called by the President or the Vice President and shall be held at such time and place as shall be specified in the notice of such meetings. Five (5) members of the Board of Directors shall constitute a quorum for the conduct of business. Robert's Rules of Order shall prevail at meetings of the Board insofar as they do not conflict with the Articles of Organization. ~~Annual or General Meetings may be held in person and/or via Zoom if required.~~

*Amendment recommended by member to avoid any confusion regarding voting rights for electronic attendees at Annual or Special meetings.*

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## **BY-LAWS SECTION 3 OFFICERS AND DUTIES**

#### **PROPOSAL B8:**

##### **Current**

**3.23 SECRETARY.** The Secretary shall issue notices of Directors' and members' meeting, when so directed by the person calling the meeting, and shall be responsible for corporate minutes and records. The Secretary shall make a complete list of the eligible members of the Corporation entitled to vote at a meeting of the Corporation, or any adjournment thereof. This list shall be in alphabetical order with each member's address and the number of lots owned. It shall be kept on file at the business office of the Corporation and shall be subject to inspection by any member at any time during usual business hours for a period of ten (10) days prior to such meeting.

##### **Amendment Proposal**

**3.23 SECRETARY.** The Secretary ~~shall issue notices of Directors' and members' meeting, when so directed by the person calling the meeting, and~~ shall be responsible for corporate minutes and records. The Secretary shall ~~make~~ **review** a complete list of the eligible members of the Corporation entitled to vote at a meeting of the Corporation, or any adjournment thereof. This list shall be in alphabetical order with each member's address and the number of lots owned. It shall be kept on file at the business office

of the Corporation and shall be subject to inspection by any member at any time during usual business hours for a period of ten (10) days prior to such meeting.

*Amendment recommended by multiple members to update the duties of the Secretary of the Board of Directors.*

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## BY-LAWS SECTION 6 AMENDMENTS

### **PROPOSAL B9:**

#### **Current**

**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. 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.

#### **Amendment Proposal**

**6.1 AMENDMENTS.** These By-Laws may be amended at any annual meeting **or special meeting called by the President** of the eligible **voting** 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, **or special meeting called by the President.** To be adopted any proposed amendment must have a favorable vote of at least two-thirds (2/3) of the eligible **voting** members physically present and voting. 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.

*Amendment recommended by multiple members to allow for voting on proposed amendments to the POA Articles and/or By-Laws at a Special Meeting called by the Board President.*

*NOTE: The phrase "physically present and voting" will be removed from this section if Proposal B1 passes.*

*NOTE: Proposal A7 on this year's ballot is for the amendment of POA Articles of Organization, Article VII, Section 2, is proposing the same changes relating to amendments to the Articles – the hope of the Committee and Board is that members will vote the same on this Proposal B9 and on Proposal A7 for consistency in the amendment process.*

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# See you at the Annual Meeting!

**OUR** **FUTURE.**  
**VOICE.**  
**VOTE.**



7701 E Cedar Lake Dr

Oscoda, MI 48750

989-739-2607

[info@lakewoodshorespoa.com](mailto:info@lakewoodshorespoa.com)

[www.lakewoodshorespoa.com](http://www.lakewoodshorespoa.com)

