



**Aberdeen Community Association**  
Annual Meeting, Wednesday, October 27, 2021

Shelby Twp. Municipal Offices  
52700 VanDyke  
Shelby Township, MI 48316

7:00 pm

P.O. Box 1419 • Sterling Heights, MI 48311-1419 • aberdeensub.com



**2020 Annual Meeting Agenda**

- ~7:00 PM – Meeting Called To Order
- ~7:05 PM - Introduction of Board and Management Company
- ~7:10 PM – Confirmation of Quorum/Attendance
- ~7:15 PM - Election of Board Members
  - ~ Nominations from the floor
  - ~ Close nominations
  - ~ Choose Election Inspectors
  - ~ Marking & Collection of Ballots
- ~7:25 PM – 2020-21 Year(s) In Review & 2022 Forecast
- ~7:45 PM – Announcement of Election Results (If Necessary)
- ~7:50 PM – Adjourn Annual Meeting Portion

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## Roll Call

### ~~2019~~ Board Members

- Michelle Fante, President
- Kathleen Maiuri, Vice President
- Kassie Searle, Treasurer
- Kathy Krause, Secretary
- David Lepore, Director-at-Large
- Sandy Sova, Committee Member
- Jill Salmeto, Committee Member
- Christina Vrzovski, Committee Member

*20-21*

*- Rosanna Pignan,  
Committee member*



## Quorum & Election of Board Members

1. We need 25% of eligible owners or 41 homes for quorum. We have \_\_\_\_ here tonight.
2. If we have valid quorum, we will open the floor up for nominations to elect five (5) officers. Please vote for no more than five (5) people. You may vote for less than five (5) and you may only vote for a candidate one (1) time. Additional residents may be added to act as committee members.
3. Under the rules of the new governing documents, Aberdeen will have to get back on track with holding meetings in January. Therefore another annual meeting will need to be held in January 2022. The terms of the Board will be two years, therefore the three (3) highest vote receivers tonight will serve until January 2023. The two (2) lowest will serve until January 2022 and then those two spaces will be up for a two (2) year term ending in January 2024.
4. If we do not have a quorum, then per the documents the current Board is tasked with remaining on the Board. We will end the meeting earlier than the agenda and hold a meeting of the Board and any other persons wishing to run will need to supply their contact information. Any current Board members who wish to resign may and the remaining Board would then choose a successor.



## 2020-21 Review

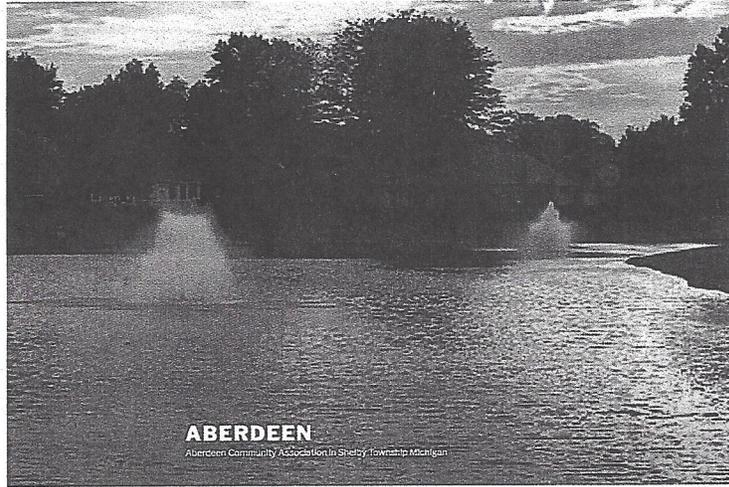
- We ended 2020 with five (5) accounts in arrears. Through October 2021, we only have three (3) accounts in arrears.
- Contracts Bid Out This Year:
  - Snow Removal Services
  - Christmas Lighting
  - Surveying the 26 Mile Rd property line.
  - *Anyone wishing to obtain copies of these contracts should email [info@cpmsupport.com](mailto:info@cpmsupport.com)*
- Ponds & Fountains:
  - For 2021 the Board instituted an additional service using biologicals for the muck, algae, and smell from both. Though the complaints on algae were minimal, the increased amount of rain this year also kept the water moving. *less algae blooms*
  - The new Board will have the option to continue this program in 2022. *→ new project*
- Landscaping & 26 Mile Entrance
  - Marino's was re-hired for 2020 to complete the landscape maintenance contract.
  - Elysian was hired to install the annuals and make continued improvements to the perennials.
  - In May 2021, there was an accident at the front entrance that damaged some of the landscaping (minimal) but the biggest damage was to one of the light posts. *→ extra rain*
  - The Board filed an insurance claim for the damages. This insurance helped offset the cost of the new light fixtures. The last post will be installed very soon.
  - In addition to the new fixtures, new wing wall lights were installed and an anatomical timer to control all of the lights so they adjust with the weather changes.
- Christmas Lighting
  - Last year the Board hired a new company to install the lighting. The Board added some new lights to the entrance and are seeking to have the same company install them this year.



## 2020-21 Review

- The Document Revision
  - The document revision passed largely in part to the Board and committee's efforts to gather votes.
  - All owners were mailed a thumb drive with the new documents on them.
- Legal Representation
  - The Board hired Makower, Abbate, Guerra, Wegner & Vollmer PLLC not only for the document revisions but the association collections as well.
  - Aberdeen's attorney is senior managing partner Steve Guerra.
  - Since hiring MAGWV, the Association has collected \$7,400.00 in past due accounts.
- Budget
  - A copy of the 2021 Budget was mailed to each owner. A draft of the 2022 Budget is already with the Board for review. The intent is to mail this out on or before December 1, 2021.
  - There are still long-term projects such as additional treatments to the phragmites, pond health, drain repairs, island landscaping replacements, etc. which will dictate where future budgets will go.
- WE HAVE A BRIEF TIME FOR QUESTIONS. WE WILL NOT DISCUSS INDIVIDUAL LOT ISSUES; THE QUESTIONS MUST BE RELATED TO THE ASSOCIATION AS A WHOLE. IF YOU HAVE INDIVIDUAL QUESTIONS ABOUT YOUR LOT OR NEIGHBORS, PLEASE SUBMIT THOSE IN WRITING TO [INFO@CPMSUPPORT.COM](mailto:info@cpmsupport.com) AND THE BOARD WILL REVIEW AND ANSWER EACH QUESTION.

# Aberdeen Web Site



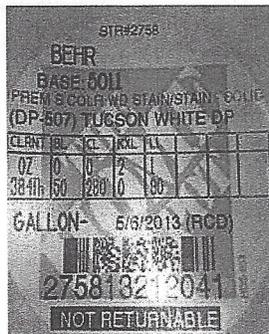
Home Announcements Resource Center Meeting Minutes Calendar Financials Directory  
 Neighbor-to-Neighbor Contact Us

<http://aberdeensub.com/>

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# Mailboxes

4. All permanent mailboxes erected within the subdivision shall be of uniform design. The location of each mailbox has been designated by the Shelby Township Post Office. (See Exhibit 'A' attached hereto and made a part hereof. The mailboxes will be two to a post, except where indicated on mailbox locator map, and shall be the design as drawn on Exhibit 'B' attached hereto and made a part of this amendment. The mailboxes shall not be installed until a minimum of seventy-five (75%) percent of the lots are homeowner occupied. The coordinating of the installation of mailboxes shall be handled by the Association. Each homeowner shall be assessed the cost of one mailbox. The mailbox shall be the responsibility of the homeowner to maintain.



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### Aberdeen Mailboxes

This drawing was part of our original deed restrictions document. It was understood from the deed restrictions that ALL mailboxes were to be of uniform design. Since this was the design in the original papers it was agreed that the mailboxes would be constructed to match the drawing. Each household was assessed the cost of construction and installation of these mailboxes. Over the years the weather (and sometimes accidents) have taken their toll on these mailboxes. Most residents have made repairs and maintained their mailboxes. If you are having difficulties during the maintenance or repair, the following article should assist in helping you stay within the deed restrictions mandated for our community.

A careful evaluation of the mailboxes within the subdivision shows that many of them have become weathered and are in need of repair. Some mailboxes just need to be painted while others are in need of wood replacement. It is very important to uphold the appearance and aesthetics of our subdivision in order to maintain our property values. Although the look weathered and worn and an undesirable perception of our community.

Aberdeen is fortunate to have a resident within our subdivision, Jeff Tangen, who has repaired and re-constructed many mailboxes within the subdivision. Jeff is willing to continue these repairs for our homeowners (see repair pricing below).

"Do-it-yourself" It is important that all repairs meet to be consistent with the original mailbox. This includes color, design and wood/joint joints material. The paint color and style is provided below and can be found at Home Depot. The Association will continue to monitor the mailboxes over the next several months and will notify any residence where the mailbox needs attention and is not being addressed.

The Aberdeen Board and subdivision at large, appreciate your attention to this matter:

| Jeff Tangen Quotes   |         | BEHR Base 5011 DP-507 Tugson White DP 2121212041 | Wooden Graphics  |
|--|---------|--|--|
| Type of repair   | Per Box | Ends structure (2 Boxes)                         | Type of repair   |
| Repaint entire mailbox with Arak composite in chisel spore chisel, metal box & address | \$100   |  | Repaint entire mailbox with Arak composite in chisel spore chisel, metal box & address |
| Repaint entire mailbox with primer and crack   |         |  | Additional cost for yard signs & post  |
| Repaint entire mailbox and replace metal box due to broken door                        | \$100   | \$100  | **prices reflect a minimum order of 2 mailboxes**                                      |

If interested contact: Jeff Tangen at 824-477-8842 or jrtang4216@yahoo.com

If interested contact: Rob Boggs rboggs123@comcast.net 313-319-8625

### TREE TRIMMING BY SIDEWALKS

The trees in our subdivision have really had a growth spurt this year. They are looking very majestic and adding to the beauty of our community. However, many have low-hanging branches that make it almost impossible to walk on the sidewalks without ducking. If you notice that your trees need trimming, please take down the lower branches so residents can walk without fear of a "tree attack"!

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