

Annual Meeting
Aberdeen Community Association
February 27, 2025
Shelby Township Offices

- I. Sign In – 30 Owners Represented with 11 Proxies
 - a. Meeting opened 6:35pm
- II. Quorum Established – first time in over ten years
- III. Introduction – New JBC Account Management Team – Kelly Peacock and Assistant Amelia Dare
 - a. Ways to contact JBC – P: 586.254.3000 E: Kelly@TeamJBC.com
 - b. Board members
 - i. President – David Lapore - unable to attend
 - ii. Vice President - Michelle Fante
 - iii. Treasurer - Kassie Searle
 - iv. Secretary - Brian Weston running for reelection – not in attendance
 - v. Board Member - John Walker – will not run again – unable to attend
 - c. JBC GL Balance Sheet- reported line by line
 - i. 22 delinquent Owners– Owners that have not paid and are incurring interest
 - d. JBC Statement of Income vs Expenses reported line by line –
 - i. No increase in dues for 2025
 - ii. Discussion and explanation of Schocke Drain (pond) project and responsibility to Macomb County
 - iii. Fountains – Cost of fountains are an association wide expense as with all common elements. The association is responsible for maintenance of the pond and its health per agreement with Macomb County. Biologicals and chemical treatments added to pond for health. If muck levels continue to rise the ponds would need to be dredged which can have costs upward of \$150,000.
 - iv. Legal fees –
 1. Petition to recall board and Challenge Schocke Drain Dam replacement estimated at \$4000. Including legal and administrative fees. These costs are shared by all owners.
 - v. Insurance - Liability
 - a. Community property such as front entrance, wooded area and pond area. Property such as signs and light poles at front entrance.
 - b. DNO – directors and officers not held personally liable
- IV. Reports on Association Projects

- a. Assessment Projects
 - i. Dam Repair –
 - 1. Completed 11/24 – will include repainting in spring and yearly check
 - 2. Dam is guaranteed for 20 years
 - ii. Fountains Purchased 11/24 –New electrical box install to bring to current code in spring 2025 (\$5,000.00-\$7,000.00)
 - iii. Tree removal project along 26 Mile – Completed November 2024 – New trees to be planted spring 2025
- b. Sidewalk repairs and installed along 26 Mile – thanks to home owner involvement Shelby Township paid for installation
- c. Water-main Repair – Completed 2024
- d. Switching of pond treatment companies for 2025
- e. Geese – Nest Removal in April 2025 – possible round up in June
- f. No Trespassing partnership with Shelby Township Police Department
 - i. Non-emergency line 586-731-2121
 - ii. Call if people walking around the pond or walking through from condos
- g. Mailbox repair project Spring 2025
 - i. All homeowners are responsible to keep mailbox in good repair including repair of word parts, post, flags, painting to specifications in bylaws. Composite Mailboxes now available
 - ii. Homeowners with mailboxes in disrepair will be notified to complete repairs or they will be completed by HOA/JBC and be charged back to homeowner.
 - iii. Mailboxes damaged by snow plows - Kelly will investigate

V. Election Procedure and Voting

- a. Appointment of election inspectors – David Meller & Wendy Coleman
- b. Nominations from the floor
 - i. Brian Weston running for additional term
 - ii. Marty Hallas on ballot
 - iii. Nomination of Salin Salloun from the floor
 - iv. Elected: Brian Weston 33 & Marty Hallas 36– Salin Salloun 16 was invited to come as a non-voting Committee member
- c. Old Business
- d. New Business
 - i. Suggestion to reestablish Social Committee for annual parties such as Easter and 4th of July – please contact board to begin a new committee
 - ii. Request to reprise newsletter