



**February 11, 2026
Board Meeting Minutes**

Board Attendance




- ✓ Craig Lee, Board President
- ✓ Joe D’Avanzo Board, Vice President
- ✓ Phil Dennis, Board Treasurer
- ✓ Sharon Garbarz, Board Secretary
- ✓ Stacey Sherrille, Compass
- ✓ Michael Taig, Compass
- ✓ Mark Nelson Board, Member at Large (via Zoom)



Meeting called to order: 1:04pm and closed at 4:12pm.

Upcoming Meeting:

- Wed, March 11, 1pm

Major Agenda Topics: 

Major Topic	Discussion/Updates/Decisions	Action Items
WeatherGard Proposal to add to standards (guest) 	<ul style="list-style-type: none"> • Board Decision: Board approved addition of WeatherGard, Series 700 to the window standard, with one member abstaining from the vote. This product line was added to the window’s standard as a lower cost option that still retains the external aesthetics of other more expensive brands. • Board Decision: Removed Pellum as a provisional approved vendor from the existing standards (3.1.5) • Highlights of WeatherGard presentation (Ryan, 313-316-4252) • Commercial grade vinyl product. • Anderson Renewal colors (Sandstone) match. • Products include screens between glass and grill patterns to match Renewal • Full removals of frame (requirement) • Internally staffed installation and warranty mgt (“guaranteed for life”) • Pricing remains the same for 6 months following a sale in a complex. • 99% energy efficient. • Average of 1/3 cost of Renewal and Pella, varying based on internal materials and colors. • Lifetime guarantee without qualifications. Warranty transfer to one subsequent homeowner. 	<ul style="list-style-type: none"> • Compass to communicate to WeatherGard and then to Co-owners. • Sharon to add standard decision to newsletter & Rules/Regs. • Compass to ask if WeatherGard can do storm doors. • Board needs to look at storm door standards in the future.
2025 Year End Financials 	<ul style="list-style-type: none"> • 2025 EOY Financials are still being finalized. Delays due to transition to new vendor earlier in 4Q. • 1 breaker/fix payment still pending from homeowner 	<ul style="list-style-type: none"> • Compass to followup on payment.
2026 Financials 	<ul style="list-style-type: none"> • January financials pending closure of 2025 • Account balances: \$244,350 in Operating, \$109,182 in CD. Reserve is \$303,570. • February Board meeting topic: Decision needed on whether to re-invest the CD that matures April 30th. 	<ul style="list-style-type: none"> • Phil to draft Assessment letter for March mailing. • Compass to confirm new interest rate.

Major Topic	Discussion/Updates/Decisions	Action Items
	<ul style="list-style-type: none"> • First installment of Supplemental Assessment due April 1st (\$5000). 	<ul style="list-style-type: none"> • Phil to investigate DTE interruptible service options to save costs.
Shingle Replacement Planning	<ul style="list-style-type: none"> • Expected Sept/October start • Next Co-owner communication in summer, 30-45 day advance notice. • Plan: 12 bldgs/year (1-8 in year 1). • Start with Bluffs, then move East. 	
2026 Projects 	<p>Planning for Board approved projects (contracts/timing)</p> <ul style="list-style-type: none"> • New well <ul style="list-style-type: none"> ○ Feb – Submitted paperwork to DTE and met with the electrician on power source. • Mulch (bi-annual) • Mailbox painting • Trimming of bushes and trees around the wood bridge • Major repairs to asphalt pathway will be added to the road repair project. <ul style="list-style-type: none"> ○ Feb – Minor safety repair costs were approved. Need to contract and schedule. (AR Seal Coating) • Sand removal in canal, pending well performance (pending well performance) • Repair seawall on west canal (\$6K) to improve water flow (pending well performance). • Repair damaged brick and mortar at front porches and garage doors. Contract in place/to be scheduled. <ul style="list-style-type: none"> ○ Feb - Board approved deposit to schedule work. • Irrigation • Continuous paint maintenance • Insurance expenses • Keep monthly grounds cleanup through spring; then consider elimination of cleanup contract • Waste Management contract alternatives for 2027. 	<ul style="list-style-type: none"> • Compass to finalize contract and schedule for asphalt repair this spring. • Compass to follow up on 2026 Insurance contract (3Q) • Compass to consider Waste Mgt contract alternatives (4Q)
Rules & Regulation Changes	<ul style="list-style-type: none"> • Finalized recommended changes to Rules/Regs 	<ul style="list-style-type: none"> • Sharon to finalize changes for offline review.
Insurance Bylaw Change	<ul style="list-style-type: none"> • Board discussed proposed 2026 Bylaw Change for insurance changes. • Rollout plan to be defined including early feedback from a few Co-owners, a special Association meeting to be attended by Attorney and electronic voting. • Jeff Vollmer will interface with the Association’s insurance carrier once the language is finalized 	<ul style="list-style-type: none"> • Mark to work with Jeff to ensure he reviews final language with Insurance carrier. • Mark to finalize wording, create a redlined version if possible for ease of understanding changes and provide an Executive Summary.
Compass Management 	<ul style="list-style-type: none"> • Stacey and Sharon to test electronic voting for 2026 Bylaw changes and Board elections. • Sharon to update directory and Rules/Regulations in Feb/March via US mail. • Violation Updates: 32 deck fixes (Fixes due 12/31/2025) 	<ul style="list-style-type: none"> • Sharon and Stacey to implement electronic voting. • Sharon to update directory to include

Major Topic	Discussion/Updates/Decisions	Action Items
	<ul style="list-style-type: none"> ○ 18300 closed. 18409 BH-E plan in place. New:18185 BHE notified. ● Update on status of 32 rotted window repairs (Repairs due June 2026) <ul style="list-style-type: none"> ○ 3 outstanding. 18600 loose nail to be fixed. ● White stained decks (non-standard colors). Homeowners notified but no plans in place. (18293 and 18061 BHP) 	<p>with Rules/Reg packages.</p> <ul style="list-style-type: none"> ● Dave to follow-up on white decks

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape Maintenance)	<ul style="list-style-type: none"> ● Snowplow performance good. Communication sent out in January to reset homeowner expectations on snow removal. No feedback. ● BHS Island will be addressed in spring if hard cutback of hydrangeas does not improve the area. ● Arb replacement issues to be addressed next year, requiring sprinklers 	<ul style="list-style-type: none"> ● Mike to contact PPM to create 2026 maintenance schedule in spring.
Emergency water meter access/water shutoff (bldg)	<ul style="list-style-type: none"> ● REASON FOR ACTION: Association access to end units that have the water shutoff for other connected units in an emergency ● No updates to this plan. 	<ul style="list-style-type: none"> ● Compass to complete plan and contracting
Unit Breaker Replace/ BHP wide safety check	<ul style="list-style-type: none"> ● REASON FOR ACTION: Allow the Fire Dept to safely turn off electricity in an emergency. ● Testing in process. Most breakers require replacement. ● Approval provided to reorder additional to cover remainder of complex. 	<ul style="list-style-type: none"> ● Compass to send out communication to provide progress/ remaining schedule.

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
18604 BHW Homeowner Water Damage	<ul style="list-style-type: none"> ● Difference of \$1,376.11 between insurance received by BHP and Concraft last invoice remains open. Payment may have gone to Homestead. 	<ul style="list-style-type: none"> ● Compass to followup on payment status.
Driveway Cement Pitting	<ul style="list-style-type: none"> ● Board observed instances where concrete is bad and there is excessive pitting/holes, should still be addressed in May. 	<ul style="list-style-type: none"> ● Mark to respond to MacDemo on lack of willingness to fix.
18600 BHW Walkway	<ul style="list-style-type: none"> ● Estimates still required for wall repair and wood walkway 	<ul style="list-style-type: none"> ● Compass to followup on estimate for repair.
18314 BHD - W. Water Leak	<ul style="list-style-type: none"> ● Pipe and concrete were fixed by Association. Closed 	<ul style="list-style-type: none"> ● Sharon to update matrix.
18318 BHD – W.	<ul style="list-style-type: none"> ● Lower level under carpet leak. May be related to 18314 BHD-W. ● Association may have to fix under cement. 	<ul style="list-style-type: none"> ● Craig/Compass to pursue plan.
18600 - New owner reno	<ul style="list-style-type: none"> ● New homeowner wants to do major renovations on condo. ● Board confirmed that any modifications to structures, above the ceiling, require approval following a structural engineering assessment. 	<ul style="list-style-type: none"> ● Compass to communicate to Co-owner.

Committee Updates (As available):

Topic	Discussion/Updates/Decisions	Action Items
Welcome	<ul style="list-style-type: none"> ● Nothing pending 	
Social	<ul style="list-style-type: none"> ● Preliminary Schedule for Summer activities added to Jan newsletter. 	
Beautification	<ul style="list-style-type: none"> ● Nothing pending 	
Compliance	<ul style="list-style-type: none"> ● Insurance related changes will be required in 2026. 	
Lake	<ul style="list-style-type: none"> ● Nothing pending 	

REMINDER: 2026 HOA Annual meeting room reservation for Tuesday, September 15th, 6:30 sign in and 7pm meeting.