

Brookside of Livonia Condominiums
Annual Meeting Summary
March 15, 2011
Knight's of Columbus

Board Members Present: Homer Shepherd, Dale Devitt, Greg Razook and Tom Cash.
Absent: John Waterworth

Marcus Management Representatives: Ralph Marcus and Martha Saum

Quorum for the meeting was 50% of the 104 eligible voters or 52 co-owners present in person or by proxy. There were 40 co-owner units registered in person and two proxies, bringing the total to 42 co-owners present. Ralph Marcus encouraged everyone to call neighbors to try to reach quorum. Even with the extra efforts, quorum could not be obtained. Because a Quorum could not be reached, the Board will remain seated for the next year.

There were incentives offered for attending the meeting including pizza, quiche, meatballs, etc.

Additionally, there were two raffles for one month's free dues – one for the Estates owners and one for the Villa's Owners. Names were put into a "hat" and winners drawn randomly by volunteer co-owners.

There being no quorum, there could be no official meeting and no official business could be conducted. The group turned its attention to open discussion on a variety of topics. Ralph Marcus reviewed the year end financial review from the CPA and let everyone know that they can obtain financial reports from Marcus Management at any time. Specific questions were raised on a variety of items. The detailed expense statement will be published.

Questions were raised regarding the Association expending funds for legal fees for what was characterized as a personal matter. Mr. Marcus explained the complaint and outcomes of the several matters and that scrutiny was provided to ensure that legal fees were only paid for the portions of the actions relative to complaints against the Association. It was noted that the Association did not have any judgments entered against it, and that the resulting court orders were reduced to personal matters.

One important item moving forward will be the vote to change the quorum in the Condominium Bylaws from 50% to 33%, as the 50% requirement is too restrictive. This will help insure that the corporation can function properly by allowing annual meetings, voting, etc. Changing the Bylaws can be done by mail vote, but this will need 2/3 of co-owners to approve. Watch for more information. Thank you.