

May 6, 1960

Venice Shores Property Owners Association  
Board of Directors meeting.

Place - George Talwan's home.

Meeting was called to order by the chairman.

Roll call of officers was taken;

Pres. Talwan V. Pres. Kouri Treas. Schwab Sec. Terlecki  
Mr. Cook, Mr. Plater, Mr. Williams, Mr. Griffin,  
Mr. Baranski, Mr. Bucky, Mr. Cichorski, Mr. May  
Mr. Theut, Mr. Kouri, Mr. Muldoon and Mr. Raymond.  
Mr. Marcus was excused due to sickness in his  
family.

Secretary read the minutes of the previous meetings  
as of 3-10-60 and 3-17-60. Mr. Baranski and  
Mr. Cichorski moved to accept minutes as read.  
Motion carried.

Treasurer Schwab read the financial report as  
following - savings \$3,325.91 and \$64.47 in checking.  
Mr. Williams and Mr. Muldoon moved to accept  
report as read. Motion carried.

President Talwan gave the Board a summary of  
the annual meeting held at the Township hall for  
all Harrison Township property owners.

Mr. Kouri also gave his views of the meeting.  
Mr. Bucky and Mr. Baranski moved to accept the  
the report as read. Motion carried.

Secretary Terlecki gave report on new Harrison  
Township Waterfront Construction Ordinance. Mr.  
Cichorski and Mr. Theut move to accept report.  
Motion carried.

The Board instructed the Secretary to write a  
letter to any violator of the new ordinance pertaining  
especially to the parking of any craft beyond the 10 foot  
allowance as specified in Section 2 Paragraph B. After  
a reasonable length of time, if the violation isn't  
corrected, the Good and Welfare Committee will

approach the violator and if ignored they will refer the violation to the sheriff.

No Old Business.

Pres. Talwan said he contacted Attorney Spiers and that he would accept \$50 to represent us for 6 months.

Board recommended we hire Attorney Spiers for additional 6 months.

Board recommends the secretary write a letter to Mr. Marshall and Mr. Christman to state their intentions in regard to their boat hoists. Since it is a violation of the subdivision restrictions they must state whether they intend to build a home by a specific time or take down their hoists.

Mr. Lucas reported canals 1 and 2 are 10 feet deep. The following board members agreed to sound the canals as following. - #3 Mr. Talwan, #4 Mr. Baranski and Mr. Theut, San Juan Mr. Cook, #5 Mr. Kouri and Mr. Turlecki.

The Entertainment Committee only had two members, so Mr. May volunteered to be a member of that committee.

Mr. May made a motion that \$150 be allotted the Entertainment Committee for the annual picnic and any money left over be returned to the treasury. Mr. Cook supported. Motion carried.

Mr. Williams and Mr. Muldoon moved to adjourn. Motion carried.

Meeting adjourned at 10 P.M.

Leonard Turlecki  
Recording secretary

May 13, 1960

Venice Shores Property Owners Association  
General meeting.

Location - Floyd W Rosso Memorial Hall

Chairman George Talvan called the meeting to order at 8:30 P.M.

Officers present - President Talvan, Vice President Kouri, Treasurer Schwalb and Sec. Turleck.

Secretary read the minutes of the general membership meeting as of Feb. 19, 1960, also the Board meeting minutes of March 10, 17, May 6, 1960. All minutes were accepted as read.

Treasurer Schwalb gave his report. Money paid out to secretary \$21.11 and \$16.94 for bouys. Total assets as of May 13, 1960 was \$3,365.45. Mr. Cook and Mr. Thent moved to accept report as read. Motion carried.

President Talvan gave a report on the annual Harrison Township meeting. He also distributed the Harrison Township financial report. Vice President Kouri also reported on the meeting. Mr. Cook added to the report that two more members were added to the township zoning board. He could only recall Mr. Mercier's name. Mr. May and Mr. Mery moved to accept report. Motion carried.

Attorney Spier was present and gave his opinion about our restrictions and recommended we approach the boat hoist violaters rather than take legal action.

Mr. Mery inquired about the street lights. Pres. Talvan informed us that a township official informed him that after one year the township would accept the cost of operating the lights.

Mr. Williams and Mr. Griffin moved that July 17, 1960 be set as our picnic date. Motion carried.

Mr. Baranski moved that the meeting be adjourned. Motion carried.

Leonard Turleck  
Recording Secretary

June 15, 1960 59

Venice Shores Property Owners Association  
Special Board Meeting.

Location - George Talvans home.

Meeting was called to order by the chairman  
at 8:15 P.M.

A special board meeting was called for the  
purpose of determining what action to take on  
the proposed marina.

Board members present; President Talvan,  
Vice President Kouri, Treasurer Schwalb, Secretary  
Turlecki, Mr. Nagle, Mr. Raymond, Mr. R. Plater,  
Mr. Williams, Mr. Griffin, Mr. Baranski, Mr. May,  
Mr. Cichosky, Mr. Thent and Mr. Muldoon.

Also invited were members within the 500 ft of  
the proposed marina. Mr. Lee Taylor, Mr. Tetter,  
Mr. Marshall, Mr. Graham, Mr. May, Mr. Lucas  
and Mr. Kucharaki.

Before the business of the marina got started  
Pres. Talvan requested we pay our share, the sum  
of \$2.00, that were spent in support of the candidate  
to the school board. Mr. Kouri and Mr. Raymond  
moved that the money be paid. Motion carried.

The members attending the meeting agreed to  
fight the passage of the zoning on the proposed  
marina property from Business B to Marina.

The following reasons were agreed upon;

1. Unightly
2. No privacy for residence on property adjoining  
main canal
3. Noise Problem - Boats going out and coming in  
at all hours of the morning.
4. Bridge isn't high enough for sail boat mast to clear.
5. Sanitation - Sewerage from cruisers would enter our canal.

Mr. Williams and Mr. Baranski moved to adjourn.  
Motion carried.

Leonard Turlecki  
Recording Secretary

June 23, 1960

Venice Shores Property Owners Association  
Special Board meeting.

The special board meeting was called to order by the chairman at 8 P.M. which was held at George Talvans home.

Board members present were President Talvan, Vice President Houris, Treasurer Schwab, Secretary Tulecki, Mr. May, Mr. Cook, Mr. Thent, Mr. Nagle, Mr. Marcus, Mr. R. Plater, Mr. Baranski and Mr. Williams. Guests present were Mr. Kucharski and Attorney Spiers.

Our attorney, Mr. Spiers, listened to our problems and suggested that before any action be taken that he study the recorded agreement between the subdividers of Venice Shores and Mr. Lucas.

Everyone present agreed that, Attorney Spiers, handle the problem as he sees best.

Mr. Baranski and Mr. Williams moved the meeting be adjourned Meeting adjourned at 9:35 P.M.

Leonard Tulecki  
Recording Secretary.

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June 27, 1960

Venice Shores Property Owners Association  
Special Board Meeting

Place - George Talvan's home.

A special board meeting in regards to the proposed marina was called to order by the chairman at 8:15 P.M.

Board members present - President Talvan, Vice-President Kouri, Treas. Schwab, Secy. Terlecki, Mr. Cichorski, Mr. Williams, Mr. Baranski, Mr. Thent, Mr. Cook, Mr. May, Mr. L. Platis and Mr. Nagel. Others present - Mr. Lucas, Mr. Marshall and Attorney Spier.

Attorney Spier informed us that he studied the agreement between the subdividers and Mr. Lucas. According to the agreement the marina can build boat dockage space in the north canal. He also stated that if the township board approves the rezoning of the property from Business B to Marina our only alternative is to fight it in court. He stated in his opinion, we don't have a very good chance in winning because very seldom does the court reverse the township zoning board. He also stressed the fact that it would be expensive. He suggested that our best move would be to compromise and get whatever we could from the owners of the marina.

Mr. Marshall requested a green belt.

We all agreed that Attorney Spier get in contact with the marina owners attorney and negotiate what he possibly could in our behalf.

Mr. Cook and Mr. Thent moved that we adjourn.

Meeting adjourned at 9:20 P.M.

Leonard Terlecki  
Recording Secretary

Sept 29, 1960

Venice Shores Property Owners Association  
Board Meeting

Place - George Talvan's home.

Meeting was called to order by the chairman.

Officers present - President Talvan, Vice - Pres. Kouri, Treasurer Schwab, Secretary Terlecki. Board members present - Mr. Cook, Mr. Raymond, Mr. May, Mr. L. Plater, Mr. Williams, Mr. Griffin, Mr. Thent, Mr. Baranski, Mr. Marcus and Mr. Muldoon.

Secretary read the minutes of the last general meeting held on May 13, 1960. Mr. Baranski and Mr. Williams moved that the minutes be accepted as read. Motion carried.

Mr. Williams moved that the minutes of the special meetings be dispensed. Motion carried.

Treasurer Schwab gave his report. From May 13, 1960 to Sept. 29, 1960 \$158.17 spent - total balance \$3551.35.

Mr. Muldoon and Mr. May moved to accept report as read. Motion carried.

Mr. Kenneth Lucas gave the canal report. He reported that \$44.47 were spent for bouys. Mr. Lucas from Lucas Tavern paid half. The upkeep of the bouys would be ours. He also reported on obtaining special flashing bulbs from the Burgess Co. of Freeport Ill. He reported one lamp last two months.

Plan approval committee approved Mr. Caspers plans and rejected Mr. Kupp's plans because of an excess amount of wood.

Mr. Cook inquired about the ditches and the back-fill to the edge of the road. Mr. Talvan and Mr. Terlecki volunteered to contact the road commission to find out what would be done to correct this condition.

President Talvan reported that the township informed him that if the property on our east canal

of our subdivision falls in up to the peoples property from Belvedere and it is not filled in a specific time the people from Belvedere can claim property rights to the canal.

Mr. Teleski gave a report on the insurance rates. Since the township is building another fire station the insurance writers lowered our zone from zone 10 to zone 8.

Pres. Talvan also reported for the work involved in getting an agreement between our subdivision and the new marina our attorney fees came to a total of \$205.25 which includes the retainer fee.

Mr. Cook and Mr. Kauri moved to pay attorney fee. Motion carried.

Mr. Williams made a motion that any renters in our subdivision be made honorary members without voting power. Mr. Muldoon supported. Motion carried.

Mr. Muldoon and Mr. Williams moved to adjourn the meeting. Motion carried.

Meeting adjourned at 9:40 P.M.

Leonard Teleski  
Recording Secretary

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Oct 27 1960

Venice Shores Property Owners Association  
General Meeting.

Place Floyd Rosso Hall.

Meeting was called to order by the Chairman.  
Secretary read the minutes of the last  
General meeting held ~~at~~ May 13, 1960. Mr.  
Williams and Mr. Baranski moved that the  
minutes be accepted as read. Motion carried.  
Minutes of the special board meetings as of  
June 15, 23 and 27, 1960 were read by the secretary.  
Mr. Baranski and Mr. Cichorski moved that the  
minutes be accepted as read. Motion carried.  
The secretary read the minutes of the board  
meeting held on Sept 29, 1960. Mr. Lucas  
corrected the minutes as to the omission of  
the Welfare and Betterment committee approach-  
ing the people who have mounds of dirt on their  
lots to have them leveled off in order to eliminate  
these eyesores. Mr. May moved to accept the  
corrected minutes. Mr. Lucas supported. Motion  
carried.

Treasurer Hans Schwab gave his report as of  
Oct 27, 1960.

Money paid out: .85 telephone calls  
129.25 picnic  
3.00 light bulbs for bany  
205.05 Attorney fees  
total \$342.30

Assets: checking account \$2.00  
savings account \$3563.72  
total \$3565.72

Mr. Lucas and Mr. May moved to accept the  
report. Motion carried

President Talvan reported on our support to the  
school board, also on the agreement between Venice

Shores Property Owners Association and the Conger Bay Development Co.

He reported that the county will clear out our ditches and backfill the shoulders to the road as soon as the material is available.

He also reported on the gas situation and encouraged everyone to mail in their cards.

Vice President Kuri reported that it is now a township law requiring marinas to have rest rooms. Mr. Lucas and Mr. Baranski moved to accept the reports. Motion carried.

Mr. Williams moved to table the discussion on the dirt piles and that a special meeting be made to look into the situation. Motion carried. Pres. Talwan set Thurs. Nov. 3, 1960 at 8:00 P.M. at his home as the time and place of the meeting.

Mr. Lucas gave the canal committee report. The cost of two bouys was \$103.00 of which Mr. Lucas of Lucas Marina paid half of the cost. He reported that the bouys are recorded with the U. S. Coast Guard. The bouys must be set up from April 15 to Oct 15. He also reported that the bouys will be marked on the new maps of Lake St. Clair which are put out by the Army Corp of Eng. Mr. Plater and Mr. Murg moved to accept report as read. Motion carried.

No old Business.

Mr. Lucas made a motion that the restrictions on boat houses be changed, so that it is not compulsory that they be made from brick. Mr. Murg supported. Mr. Boyer made an ammendment to the motion that a committee be chosen to decide what type of material could be substituted. Mr. Williams supported. Motion and ammendment carried.

Mr. Murg and Mr. Lucas moved to adjourn. Motion carried. Meeting adjourned.

Leonard Tieslicki  
Recording Secretary

66 Nov. 3, 1960

Venice Shores Property Owners Association  
Special Board Meeting.

Place - George Talwan's home.

Chairman Talwan called the meeting to order.  
Formalities were dispensed.

Mr. Cook was nominated as a committee of  
one to contact Mr. De Sot, the township building  
inspector, if the dirt piles were a violation of a  
township ordinance.

There was no discussion on the change of  
restrictions of our subdivision, the changing of  
materials for boat houses, until we get more  
information from our attorney.

Mr. Merz and Mr. Cook moved to adjourn.  
Motion carried. Meeting adjourned at 9:40 P.M.

Leonard Tuleycki  
Recording Secretary.

Dec. 8, 1960

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Venice Shores Property Owners Association  
Special Board Meeting.

Place - George Talwan's home.

The meeting was called to order by the chairman at 8:15 P.M.

Board members present - Plater, Marcus, Baranski, May, Schwab, Kouri, Cook, Williams, Griffin, Talwan, Terlecki and non-board member Lucas.

All formalities were waived.

Mr. Williams gave a report on federalizing all property owners associations.

Mr. Schwab made a motion that we send two representatives to help draw up a constitution and by-laws and bring them back to the board for approval before we make any commitment to join their federation.

Mr. May supported. Motion carried.

Mr. Williams moved that representatives be instructed - before taking part in drawing up the constitution and by-laws to state that they will not be committed to join their federation without the approval of the Venice Shores Prop. Owners Assoc. board members.

Mr. Baranski supported. Motion carried.

Pres. Talwan appointed Mr. Kouri and Mr. Terlecki as representatives.

The board agreed that these two clauses must be agreed before we consider joining:

1. We want a federation of associations and no individual membership.
2. Power of veto - All associations must approve before federation can represent any given issue.

Mr. Plater moved to adjourn. Mr. Williams supported. Meeting adjourned at 9:55 P.M. L. Terlecki

Jan 19, 1961

Venice Shores Property Owners Association  
Board Meeting.

Place - George Talwan's home.

Chairman called the meeting to order at 8:10 P.M.  
Board members present: Kouri, Schwab, L. Plater,  
Cook, Griffin, Baranski, Muldoon, Theut, May,  
Cencick, Williams, Talwan and Terlecki. Mr.  
Marcus excused because he works nights.

Secretary read the minutes as of Nov. 3, 1960  
and Dec. 8, 1960. Mr. Baranski and Mr. Cook  
moved to accept minutes as read. Motion carried.  
No treasurer report.

Vice-President Kouri who is our representative  
to the forming of the federation of associations  
gave a report as to the progress on the by-laws.  
After his report he was excused to attend  
another meeting on the forming of such federation.

Mr. Cook informed the board that when  
he contacted, the township building inspector,  
Mr. De Sot, he was told that there were  
no township restrictions on dirt piles. Secretary  
Terlecki volunteered to contact bulldozing concerns  
as to the amount of cost to level each pile.  
Pres Talwan volunteered to contact people who now  
have dirt piles to have them removed.

Mr. Muldoon made a motion that a  
recommendation be taken to the general  
membership to authorize the board to take legal  
action to have all boat hoist removed in  
violation of restrictions. Mr. Baranski  
supported. Motion carried.

Mr. Cook and Mr. Baranski moved to  
adjourn. Meeting adjourned at 9:35 P.M.

Leonard Terlecki

Jan. 27, 1961

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Venice Shores Property Owners Association  
General Membership Meeting.

Place - Rosso Memorial Hall.

Chairman Talvan called the meeting to order at 8:15 P.M.

Secretary read the minutes of the last general membership meeting held on Sept 29, 1960. Mr. Cichorski and Mr. Rebar moved to accept the minutes as read. Motion carried.

Treasurer Schwab gave his report as following:  
Expenditures \$ .83 Cash on Hand \$ 4.72, in checking \$ 16.44 in savings \$ 3831.27, total \$ 3,852.43.  
Mr. Baranski and Mr. Myers moved to accept treasurer report. Motion carried.

Pres. Talvan gave a report on changing of restrictions. The attorney informed him it takes 100% of all property owners in the subdivision must agree in order to change them. Mr. Cencick and Mr. Griffin moved to accept report. Motion carried.

Mr. Baranski gave the Welfare and Betterment report on traps. Conservation officer said you cannot remove traps unless it is on your property. Mr. Williams and Mr. May moved to accept report. Motion carried.

Nominations were opened for election of board members. 6 for 3 years 1 for 2 years and 1 for 1 year. The following were nominated and what they received in votes: 3 years - Murg 21, Castro 24, Rebar 22, Marcus 23, Long 22, Theut 21. 2 years - Cencick 20. 1 year - Graff 17. Not elected - Kouri 13, Wamiak 13, Meyer 9, Strong 7 and Kaminski 6.

Mrs. Marcus, Mrs. Castro and Mrs. Long accepted to be on the refreshment committee. Mr. Murg moved to adjourn. Meeting adjourned 10 P.M.  
H. Merlecki

Feb. 2, 1961

Venice Shores Property Owners Association  
Board Meeting.

Place George Talvans home

Meeting was called to order by the chairman at 8:30 P.M.

Mr. Williams and Mr. Schwab moved that formalities be dispensed. Motion carried.

Mr. Baranski and Mr. Cichorski moved that we take legal action against Mr. Christman boat hoist. Motion carried.

Mr. Williams moved that the two members, Mr. Nagel and Mr. Reeves, who were absent from more than three consecutive board meetings be dropped as members of the board of directors. Mr. Kouri and Mr. Meyer who received the largest amount of votes, aside of those elected be appointed in their place. Mr. Baranski supported. Motion carried.

Mr. Warniak who received more votes than Mr. Meyer was contacted to be a board member, but he wasn't interested in being a board member.

Next order of business was election of officers. Nominated - Mr. Talvan, Mr. Griffin, Mr. William. Mr. Talvan accepted all others declined. Mr. Talvan was elected as president by acclamation.

Nominated for Vice-President - Mr. Cencich, Mr. Williams, Mr. Marcus, Mr. May, Mr. Murg, Mr. Rebar, Mr. Long, Mr. Cichorski, and Mr. Kouri accepted by telephone. Mr. Murg, Mr. Rebar and Mr. Kouri accepted, all others declined. Votes received Mr. Murg 7, Mr. Rebar 5 and Mr. Kouri 4. Mr. Murg elected vice-president.

Mr. Terlicki was elected secretary by acclamation.

Nominated for treasurer, Mr. Schwab, Mr. May, Mr. Schwab, Mr. Cichorski, Mr. Williams and Mr. Griffin. Mr. Schwab accepted all

others declined. Mr. Schwalb was elected treasurer by acclamation.

All other offices appointed by President Talvan are as following:

- Trustees - Mr. Cook and Mr. Plateu
- Canal Committee - Mr. Lucas, Mr. May and Mr. Long
- Welfare and Betterment Committee - Mr. Baranski, Mr. Griffin and Mr. Geff.
- Plan Approval Committee - Mr. Williams, Mr. Griffin and Mr. Turlecki
- Entertainment Committee - Mr. Markus, Mr. Kauri and Mr. Cichorski.

Mr. Williams and Mr. Markus volunteered to contact Mr. Beaufait, Harrison Township supervisor, about the greenbelt on Kallhoff Marina.

Mr. Baranski and Mr. Cencish moved to adjourn. Motion passed. Meeting adjourned at 9:45 P.M.

Leonard Turlecki

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March 23, 1961

## Venice Shore Property Owners Association Board Meeting

Place George Talwan home.

Meeting was called to order by the chairman at 8:15 P.M.

Secretary read the minutes of the board meeting held on Feb. 2, 1961. Mr. Cencich and Mr. Graff moved to accept minutes as read. Motion carried.

Mr. Schwalb gave the treasurer report.  
\$4,035.99 savings \$6.44 checking - total \$4052.43  
There wasn't <sup>any</sup> expenses. Mr. Myer and Mr. Griffin moved to accept the treasurer report. Motion carried.

President Talwan reported that Attorney Spicer recommend we take legal action against Mr. Marshall and Mr. Christman boat hoists. He sent them a letter and recommended that we wait 2 or 3 weeks and see what action they will take.

Mr. Schwalb gave a report on the meeting of the federation held on March 22, 1961.

All the board members present agreed that at the Township Annual meeting we request a green belt be set up by the Kallhoff Marina.

Mr. Baranski moved that we join the federation. Mr. Castor supported. Ayes 13, Nays 1. Motion carried.

Mr. Graff moved that two members of the board be appointed by the president to represent Venice Shore to the federation for a period of one year. Mr. Terlecki supported. Motion carried. Mr. Myer and Mr. Schwalb were appointed as representatives.

Mr. Talwan volunteered to see Mr. De Sol about a deputy building inspector.

Mr. Myer and Mr. Kouei moved we adjourn. Meeting adjourned at 10:40 P.M.

Leonard Terlecki

April 27, 1961

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Venice Shores Property Owners Association  
General Meeting

Place Floyd Rosso Hall.

Chairman called the meeting to order at 8 P.M.  
Secretary read the minutes of Feb. 2, 1961 and  
March 23, 1961. Mr. Williams and Mr. Cichorski  
moved to accept the secretary's minutes as read.  
Motion carried.

Treasurer Schwalb gave the treasurer's report as  
following: \$ 4065.99 in savings, \$16.34 in checking  
total assets \$ 4082.33. Mr. Lucas and Mr.  
Reber moved to accept treasurer's report. Motion  
carried.

President Talvan gave his report. No action  
has been taken against the boat hoists. He  
also reported the gas company would put in the  
gas pipes sometimes this summer. Mr. Myer  
and Mr. Kouri moved to accept the president's  
report. Motion carried.

Mr. Lucas gave the canal committee  
report. The buoys are set up and are on the  
new charts.

Mr. Turlecki gave the plan approval committee  
report. Mr. Ruggan and Mr. Gibson had their  
plans approved.

Mr. Myer gave the report on the federation  
of association.

Mr. Karniak reported that a sign in our  
subdivision on North River Rd. exceeds our  
limit of 5 square feet.

Mr. Kouri made a motion that we make  
an amendment to our restrictions prohibiting  
the erection of any boat hoists before a  
permanent structure is erected. Mr. Lucas  
supported. After a discussion, that our present

restrictions prohibit the erection of boat hoists before a permanent resident structure is erected, Mr. Kouri retracted his motion.

Mr. Cook moved that as soon as a new hoist is started, the association lawyer be contacted to get a court order to prevent him for further construction. Mr. Williams supported. Motion carried.

Mr. Williams moved that the membership give the board this power so they are able to act on it. Mr. Kouri supported. Motion carried.

Mr. Dombrowski moved that the county road commission be contacted for "Dead End" signs at the entrance of the roads of our subdivision. Mr. Williams supported.

Mr. Cook made an ammendment to the motion, we also ask for speed limit signs.

Mr. Kouri supported. The ammendment and motion were carried.

Mr. Kouri make a motion that our next meeting be held in form of a picnic on July 16, 1961. Mr. Lucas supported. Motion carried.

Mr. Cook moved that the entertainment committee be allotted \$150.<sup>00</sup> for the picnic. Mr. Markus supported. Motion carried.

Mr. Lucas and Mr. Williams moved to adjourn. Meeting adjourned at 9:50 P.M.

Leonard Terlecki, secretary.

July 10, 1961

75.

Venue Shows Property Owners Association  
Board Meeting.

Place - George Talvan's home.

Meeting was called to order by the chairman  
at 8:05 P.M.

No minutes were read because the secretary  
was absent.

The following persons volunteered for special  
duties:

Check on signs - Mr. Murg

Ditches and backfill - Mr. Talvan

Cutting drainage pipes

leading into canals - Mr. Coster

Weed control - Mr. Williams and Mr. Cook

Boat Hoists - Mr. Marcus and Mr. Talvan

Registered letters to

persons who have dirt piles - Mr. Talvan

Mr. Griffin reported that the gas company  
would start putting gas lines in our subdivision  
starting on July 31, 1961 and completing by Sept 15, 1961.

Motion by Mr. Williams the board would  
meet every fourth Monday of the month in  
addition to board meetings held prior to general  
memberships meetings. Mr. Coster supported.

Motion carried.

Meeting adjourned at 10:05 P.M.

Mr. Murg recorded the minutes

Leonard Terlecki

Aug. 28, 1961

Venice Shores Property Owners Association  
Board Meeting.

Meeting was called to order by the chairman at 8:20 P.M.

Acting secretary Murg of the last meeting read the minutes. Mr. Kouri and Mr. Cichorski moved to accept the minutes as read. Motion carried.

President Talvan reported he contacted Mr. Marshall about his boat hoist and was assured that he would dismantle it.

On dirt files, he contacted Attorney Spier and his opinion he didn't believe that we could be held libel if we moved the dirt on the owners own lot. Red Schultes is willing to dredge out the canals at no cost to us, for the dirt he sells. Property owners willing to have their canals dredged must give him permission to cross their property with his equipment. Mr. Cichorski and Mr. Kouri moved to accept the presidents report. Motion carried.

Canal committee report was given by Mr. Lucas. He reported that one of the bays was rammed by a boat. The transistor and batteries in it were wrecked by the accident. He suggested we contact Blue Lagoon Marina about having them put in permanent pillings on which permanent lighting can be put on. President Talvan appointed a committee to contact Blue Lagoon Marina about the pillings and lighting. He appointed Mr. Lucas, Mr. May, Mr. Long, Mr. Cichorski, Mr. Geaff, Mr. Schwal, Mr. Getts and Mr. Talvan.

Mr. Kouri reported the entertainment committee spent \$151.66 for the picnic. Mr. Casper and Mr. Rebar moved to accept Mr. Kouri's report. Motion carried.

Mr. Casper reported Red Schultes cut all the drainage pipes that were protruding into the canal.

Mr. Murg reported on the "speed limit" and "dead end" signs. He contacted the Macomb County Road Commission and they said they would look into it.

Mr. Williams gave a report on weeds. The township informed him that it cannot force people to cut the weeds unless <sup>60%</sup> the subdivision has buildings on it.

Mr. Schwalb gave the report on federation of associations. Township ordinances will be proposed in the township. Mr. Schwalb suggested our association support a township ordinance objecting to the proposed garbage disposal (incinerator) on North River Rd. Mr. Lucas and Mr. Castor volunteered to act as alternates to the Harrison Township Federation.

Mr. Castor moved that the Welfare and Betterment Committee draw up a letter of ordinances for the betterment of our association. Mr. Murg supported. Motion carried.

Mr. Murg moved that the following lots on the circle drives be considered as end lots; Lots 25, 68, 69, 70, 91, 92, 103, 104, 105, 106, 127, 128, 129, 179, 189, 181, 182, 231, 256, 257 and 260. Total of 21 lots. The building committee has the power to allow these lots to place the drives where it is most practical. Mr. May supported. Motion carried.

Mr. Williams volunteered to contact Attorney Spier and get his opinion on the boat hoists. If it is contrary to our interests, we hold a special meeting to decide if we should hire a new attorney.

Mr. Turlecki made a motion that the canal committee be authorized as to which lots should be first dredged. Mr. Williams supported. Motion carried.

Mr. Murg moved to adjourn. Mr. Lucas supported. Motion carried. Meeting adjourned at 10:55 P.M.

Leonard Turlecki

78 September 7, 1961

Venice Shores Property Owners Association  
Special Board Meeting

The special board meeting was called to order by the chairman at 8:25 P.M. which was held at George Talvan's home.

Board members present were: George Talvan, John Griffin, Bill Costor, Gil Rebar, Al Wheat, Hans Schwab, Ron May, Jim Williams, George Kauri, Herb Cook, Charles Mury, Leonard Terlecki secretary.

Jim Williams gave a report on boat loans.

Attorney Spier recommended that we take Mr. Christman to court.

Mr. Cook made a motion that if Venice Shores #2 or #3 are not recorded we bring suit against the subdividers, Mr. Aaron & Mr. Nicholson, that they sold property by misrepresentation. Mr. Williams supported.

Mr. Williams informed us that the attorney recommended that those directly involved sign <sup>off</sup> papers to bring suit. Mr. Markens, Mr. Ceccharski, Mr. Rebar, Mr. Baranski, Mr. Plater and Mr. Cook. Wives must be present and must sign.

Mr. Cook made a motion to find out if all the board members are in favor of being against the boat loan of Mr. Christman. Mr. Williams supported.

Mr. Kauri made an amendment for a roll call vote. Mr. Mury motion carried. Ayes - all, Nays - none. All board members agreed unanimously.

Mr. Williams moved that we adjourn. 9:25 P.M. Mr. May supported.

Leonard Terlecki

September 25, 1961 79

Venice Shores Property Owners Association  
Board Meeting.

Place - Gil Rebar home.

Meeting was called to order by the  
chairman at 8:15 P.M.

Secretary read the minutes. Mr. Baranski  
and Mr. Louis moved that the minutes be  
accepted as read. Motion carried.

President Talwan, read the report by  
attorney Spier on the boat launch. He  
also reported that Mr. Chestman brought  
down his boat launch.

President Talwan reported on the lights  
and said that Red Schutte volunteered  
to drive the piling for us free of charge.

Mr. Rebar and Mr. Kani moved to accept  
the President's reports. Motion carried.

Mr. Griffin gave the plan approval  
committee report. Mr. Nagel had his home  
plans approved.

Mr. Murray gave a report on the signs.  
Dead end signs are up and speed limit  
signs are going to be put up. He also  
reported that lot #1 and lot #154 were  
recorded.

Mr. Murray also reported that attorney  
Spier gave an opinion, that when a lot  
is purchased you sign a paper that  
automatically makes you abide by the  
restrictions.

Mr. Cook withdrew his motion that was  
tabled at the previous meeting for bringing  
suit against the subdividers for mis-  
representation.



Mr. Murray volunteered to contact the attorney to get all the necessary information about the boat hoists and what the correct ruling is on them.

Mr. John Griffin volunteered to have the next board meeting at his home which is to be held on Oct 16, 1961.

Mr. Baranski moved to adjourn. Mr. Markew supported. Motion carried. Meeting adjourned at 9:25 P.M.

Leonard Terlecki

October 16, 1961 [81]

Venue Shore Property Owners Association  
Board Meeting

Meeting called to order by the chairman  
at 8:10 AM. at John Griffin's home.

Secretary, L. Terlecki read the minutes and  
Mr. Cook & Mr. Cicchanski moved to have the  
minutes accepted as read. Motion carried.

Dispense with the Treasurer's report.

President read the letter from Attorney  
Spier. Mr. Cicchanski and Mr. Kouri moved to  
accept the president's report. Motion carried.

Mr. Castor moved that we contact Attorney  
Spier to take action against Ken Marshall  
for his boat hoist. Mr. Myer supported.

Mr. Cook made an amendment to the motion  
that the attorney be asked for an opinion about  
Mr. Celich and Mr. Hayle boat hoists. Motion carried.  
Mr. Myer, Mr. Cicchanski, Mr. Williams and Mr. Griffin  
volunteered to contact attorney Spier.

Mr. Schwab and Mr. Kouri attended a meeting  
held by the Federation of Associations and Township  
officials in the revisions of the Township ordinance.  
Mr. Schwab reported that a permit is required to  
dig out a boat well. He also reported that  
Supervisor Beaufait informed him that an ordinance  
is now on the books which compels persons to  
dispose the dirt piles. Mr. Williams and Mr. Groff  
moved to accept committee report. Motion carried.

President Talvan instructed the secretary to  
get in contact with Mr. Beaufait and see if the  
ordinance covered dirt piles that were erected  
before this law was passed. If covered by  
ordinance, have Township mail letters to lot 169 -  
Mr. Sugg, lot 224 - Mr. Badington and lot 233 - Mr.  
Beedy and Mr. Robert Thome.

Mr. Castor made a motion that when the committee contacts attorney Spier they also ask for advise on what procedure must be taken to make delinquent members be brought to date.

Mr. Kauri supported, Motion carried.

Mr. Cencish and Mr. Lee moved to adjourn.  
Meeting adjourned at 9:55 P.M.

Leonard Terlecki

October 23, 1961

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Venice Shores Property Owners Association  
General Membership Meeting.

Place - Floyd Ross Hall

Chairman called the meeting to order at  
8:25 P.M.

Mr. Williams moved to dispense with  
the Board meeting minutes and only read the  
General Membership minutes as of April 27, 1961.  
Mr. Kouri supported. Motion carried.

Secretary read the minutes of April 27, 1961.  
Mr. Cecich and Mr. Myers moved to accept  
the minutes as read. Motion carried.

Treasurer Schwab gave report.

\$ 4,423.60 Savings account  
3.20 in checking  
\$ 4,426.80 total assets

Mr. Kouri and Mr. Markus moved to accept the  
Treasurer report. Motion carried.

President Talvan reported about controlling  
the weeds in the canal. He is to contact  
the fish department as to what should be used.

Mr. Williams gave report on attorney  
bill and on boat hoists above and below  
ground.

Mr. Coster gave report on weed control. He  
reported that new ordinances are made where  
empty lot owners must have weeds cut to  
maximum of one foot in height and 80 feet  
from a residence.

Mr. Coster makes a motion that the attorney  
fee of \$400 be paid. Mr. Williams supported.

Mr. Murry made an amendment that all  
bills be paid. Mr. Myers supported. Motion  
and amendment carried.

Mr. Murry reported that the Road Commission

will not take care of the drainage ditches. The ditches that the gas company tore up they will regrade. Other ditches are the subdividers problem.

Mr. Coaster informed us that our subdivision cannot get F.H.A. because it is considered resort property.

Mr. Griffin, Mr. Groff and Mr. Mury volunteered to contact the subdividers to find out what property could be given or purchased for a subdivision recreation area.

Mr. Williams moved to adjourn. Mr. Griffin supported.

Meeting adjourned at 9:40 P.M.

Leonard Terlecki

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October 30, 1961 85

Venice Shores Property Owners Association  
Board meeting

Meeting was called to order by the chairman at 8:10 P.M. at George Talvano's home.

Mr. Williams moved to dispense with formalities.

Mr. Williams was to contact Attorney Spier to see if a person can use his property for storage of any kind if he doesn't have a permanent residence.

Mrs. Caster and Mr. Mury moved that if storage of boats on vacant property is in conflict with our restrictions, we take action against the violators. Motion passed.

Mr. Cichoski moved we contact Attorney Spier and make an appointment to hold a meeting with the board at his earliest convenience. Mrs. Baranski supported. Motion passed.

Mr. Mury reported he contacted Mr. Beaufait and he related if we send him a representative of our association he will get him on the county's meeting agenda. Mr. Mury was appointed by Pres. Talvan to get a date set for our representative to appear on the agenda of Macomb county's meeting.

Mr. Mury reported that Mr. Monese informed him a light is going to be erected by the bridge on Bridgeway.

Mr. Beaufait informed Mr. Mury that he was quite sure a recreation center would not be in violation with the township's restrictions.

Mr. Aron wouldn't give Mrs. Mury a definite answer on whether the subdividers would give the association lots 263 and 264 for a recreation center.

Mr. Williams moved to adjourn. Mrs. Baranski supported. Meeting adjourned.

Leonard Turlecki

November 6, 1961

Venice Shores Property Owners Association  
Special Board Meeting

Place - George Talvano home.

Meeting was called to order by the chairman at 8:00 P.M.

Mr. Gatt gave a report on the dredging and lighting on the proposed channel leading east from Venice Shores into Lake St. Clair.

The tentative cost was as follows: Dredging \$3,800 - Piling + Lighting \$1,574 - total \$5,374. Dredging cost would be absorbed by Lucas Marina and Blue Lagoon. Piling + lighting would consist as following:

6 clusters of piling at \$126.50 = \$759.00  
 6 - 12" x 24' oak treated  
 18 - 12" x 20' oak treated wrapped with steel cable also stepped and bolted.  
 6 weatherproof lights, fixtures etc. \$765.00  
 2 - 50 watt and 4 - 10 watt. Conduit at each light. U.S. Plastic cable # 12.  
 Astronomical Timer - 110V service - Underground service. Signs \$50. total \$1,574.

Motion by Mr. Cook to accept recommendation by Mr. Gatt to light and install piling for the proposed channel from Venice Shores to 1,600 ft out from gas dock of Lucas marina. Mr. Meyer supported. Motion carried.

Mr. Meyer moved that Mr. Gatt replace the resigned Mr. Platens position on the board. Mr. Long supported. Motion carried.

Next board meeting will be held on Monday, Nov. 27, 1961 at 8:00 P.M. at Mr. Meyer's home. Mr. Aaron and Mr. Nicholson to be notified.

Mr. Long + Mr. Graff moved to adjourn. Motion carried. Meeting adjourned at 9:20 P.M. Leonard Terlecki

November 27, 1961 87

Venice Shores Property Owners Association  
Board Meeting.

Place - Charles Kury Lounge.

Mr. Schwab moved to dispense with the reading of the minutes. Mr. Myers supported. Motion carried.  
Treasurer gave his report, \$ 4,253.60 in account

12.50 checking  
\$ 4,266.10 total assets

\$ 400.16 has been paid to Attorney Spier. Mr. Boranski and Mr. May moved to accept the Treasurer's report as read. Motion carried.

Mr. Nicholson was present.

President Talvon reported that on Dec. 19, 1961 a zoning meeting will be held at the Township Hall. On Dec. 14, 1961 the Clinton River Project will be held at the Township Hall. It will involve a discussion on the dredging and widening of the Clinton River. Mr. Kury moved to accept report. Mr. Boranski supported. Motion carried.

Application of lights and dredging has been filed with the Corp. of Eng.

Blue Lagoon and Lucas Marina are meeting to discuss the cost of dredging.

Mr. Nicholson presented a letter in reply to Mr. Gatta's letter. The letter states that the developers accept the cost of \$5.80 per lot not sold as their share of the cost to the lighting of the channel.

Mr. Nicholson gave a report on the last canal on the east side of the subdivision. He stated that the dike on the opposite side of the last canal must be held at 578.5 by owners of said lots. He said that it is very difficult to keep up because of erosion by weather and traffic. He stated that he contacted the people on Belvidere to purchase the property on the extreme east side



of the subdivision, He gave them until Jan. 15, 1962 to make a decision. Some of the conditions of purchase would be as follows:

Seawalls would be erected within 4 years. If in failing to do so, the subdividers will install a seawall and the people will pay the price of the seawall plus 25% penalty and 7% interest.

No obstruction, boats, diving board etc. will be put in the canal.

All boat wells are to be dug on the persons own property.

January 8, 1962 was set for a board meeting and January 18, 1962 was set for the general membership meeting.

Mr. Gray and Mr. Porowski moved to adjourn. Motion carried.

Meeting adjourned at 10:20 P.M.

Leonard Teclucki

January 5, 1962

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Venice Shore Property Owners Association  
Board Meeting

Place - George Talvano Home.

Chairman called meeting to order at 8:30 P.M.  
Fifteen members were present when roll call  
was taken.

Minutes of the last Board meeting were read  
by Mr. Kouri substituting for Mr. Terleski.  
Mr. Williams moved to accept the minutes as  
read, supported by Mr. Soranski. Motion carried.

Mr. Talvan gave his report on the meeting  
with the attorney for the sale of Property on  
Sawall Installation by the developer on the  
East Canal of the subdivision. He also reported  
on the time of dredging the channel cut.  
Mr. Talvan's report was accepted by Mr. Groff  
and supported by Mr. Griffin.

Committee reports on Welfare and Betterment  
were given by Mr. Murray on the Clinton River Project.

Mr. Williams gave a report about the Air  
Force which has been trying to gather information  
on Gayhaven and snapping pictures of the homes  
on the street, was because they are trying to get  
F. H. A. in the township as they are the hindrance  
in the matter as we all know.

Old business and about the pilings  
and electrical installation was discussed.  
The development company committed themselves  
to pay their share of cost of the project  
which was \$5.80 per unsold lot. There are  
approximately 90 lots involved. It amounts to  
\$522.00, subject to fluctuation until the time of  
transaction.

New business - none, discussion of  
upcoming election of new and re-election

of new board members at the January  
18, 1962 membership meeting.

Follow-up on Mr. Marshall's boat hoist  
to be taken by Mr. Walvon.

Report on dirt piles pending on notice  
from Township.

Motion for adjournment by Mr. Williams  
supported by Mr. Baranski.

Meeting adjourned 10:10 P.M.

Sub. Secretary Mr. S. Kauri

Leonard Terlecki