



LOMBARDO UPDATE

HISTORY: In June, a Notice of Vote by Written Ballot concerning the “Proposed Ninth Amendment to Master Deed of Crystal Pond Condominiums” was distributed to all co-owners. The attorney and the Board felt such action/amendments were necessary to address obstacles that could interfere with our ability to respond to important legal matters. Due to insufficient ballots being returned, the Vote by Written Ballot was not held, and the proposed amendments not voted on. At the Annual Meeting in August, some co-owners expressed concerns about the “power” the Board would have been given with such amendments, as well as confusion about what was actually being asked of them and/or the end result of the amendments. All co-owners present adamantly expressed their desire to proceed with action against Lombardo on claims of poor workmanship etc.

PRESENT: The HOA Board recently met with Livia Khemmoro of Hirzel Law to discuss the Lombardo Punch List and status of our demands. The Punch List is being updated, and after one last quote for repair is obtained, both will be sent to the attorney, who will then prepare our formal Demand Letter. In reviewing the history of our contact with Lombardo, and the lack of action/cooperation on their part, the attorney is recommending that we prepare for the necessity of filing a lawsuit against Lombardo in the event we are unable to reach a settlement with them.

In order to accomplish this, each co-owner will be receiving an envelope containing a letter from the attorney, a Notice of Vote by Written Ballot, and a Ballot asking for approval TO FILE AND PROCEED WITH LITIGATION AGAINST LOMBARDO, and take any other necessary legal action regarding the litigation. The envelopes will be hand-delivered (taped to front door) of each co-owner no later than Friday, October 3, so please look for them.

MEETING: An “Informational Meeting” is scheduled for Thursday, October 16th from 6-7:30 at the Ypsilanti Township Hall, with the sole purpose of discussing Lombardo. Livia Khemmoro will be in attendance to explain the Notice of Vote by Written Ballot and what your vote means, as well as update us on the status of our demands, and address all of your questions and concerns.

CO-OWNER ACTION: The Board cannot express enough the importance of this vote. Without approval of 2/3 of all co-owners, the Board cannot proceed with any litigation. We need your help to make this happen, and ask for your cooperation and assistance. Please take the time to (a) review the information you will be receiving this week; (b) attend the Informational Meeting on October 16th, and (c) if you are unable to attend the meeting, please reach out to the Board with any questions or concerns.

We look forward to seeing everyone on the 16th