

To Mill Creek Condo Co-Owner,

I am a former board member who is very concerned about the recent mailings sent to Mill Creek of Shelby Condominium Co-Owners (mailed to everyone but later to our current Board who are also co-owners of our community.)

In 2011, there were three residents of Mulberry Court running for board positions. Ms. Pat Van Overbeke was one of them. I was asked to participate in a couple of their meetings and found their agenda then, as it still is today, was to eliminate MPM as our property managers. At the 2011 Annual Meeting, I was nominated from the floor and accepted because I felt our community would be in a very difficult position if more than one of those three residents were in fact elected. Thankfully only one was elected, and after one year of serving, that person resigned midway through the term. Many of you may agree that it is not a good idea to have our community represented by a Board who all live in the same Court.

After receiving the recent mailings, I decided to check the facts. I am also a co-owner in the Heritage North complex and after contacting their Board President, Jim Bush, I found that he was indeed approached by someone from Mill Creek asking about their financials. He told me as he told her (over the phone as he did not sit down with Ms. Van Overbeke as she stated), that under their By-Laws, he cannot release any financial information to anyone who is not a co-owner in Heritage North. Since I am a co-owner, he shared the information. I also contacted the management companies of Heritage West 1&2 (Key Property Services) and Heritage North/Heritage Place (Kirkpatrick Management Company) regarding release of financial information and was told that no financial information is released to any outside party. Only resident co-owners are provided that information. I believe the financial "picture" that Ms. Van Overbeke mailed out is very incomplete and does not represent a true comparison of income/expenses with Mill Creek. Ms. Van Overbeke did make a correct statement that "The other Presidents have an "Open Door Policy" to their owners". Did she misrepresent herself to the four Presidents in her effort to obtain their financial data?

Not allowing anyone to review our financial audits without supervision is just plain good business practice. Our Association operates under the similar guidelines as any corporation. I have been a government defense contractor for nearly 30 years, and experienced pages being "lost" when even co-workers reviewed contracts. I also know that when contracted to do work, there is a scope of work included in the contracted price and any work that is done outside or above what was contracted for is invoiced separately. In the case of MPM, they are contracted to perform the services required under the budgeted annual work and co-owners receive the approved budget at every annual meeting. I believe this is why you saw a few invoices in Ms. Van Overbeke's

mailings, which we should be thankful that there are only a few invoices outside of MPM's contract. The rates charged are within the going commercial rates and have not been increased over the past two years.

The statement that no information was provided to them, after even having attorney representation, is erroneous. I contacted representatives from MPM and the Board and was informed that all the 2010/2011/2012 financial records were retrieved for their review. Over 1,000 pages were copied and provided to them and when notified that the documents were available for their pickup, it was said to be 2 ½ months before they showed up to collect the documents. The Board and MPM went above and beyond to provide the data to them.

I also checked out the web site that "is the work of co-owners seeking to improve communications within our community and is not sponsored by our Association or our Board members..." The web site seems to be extremely negative and also filled with accusations and comments that represent only one side of the issues. If I was a buyer for a condo in Mill Creek and read this web site, I would not consider buying here. So imagine if you were the seller! One can hardly say this web site is a true representation of our community and as far as "educating", it only represents the ideals of one particular group, NOT the entire community.

Ms. Van Overbeke states in her mailing that "one of our co-owners has spent \$10,000+ (so far) to fight MPM..." And that "when this goes to court, that the judge will give this Co-owner EVERY DOLLAR BACK THAT THEY SPENT, PLUS COURT COSTS." She accuses MPM of spending our money on lawyers fighting this one co-owner and MPM has spent "thousands OF OUR MONEY NOT to make right decisions..." I truly find it difficult to believe that anyone has thousands of extra dollars laying around to pay lawyers for frivolous concerns. Perhaps when this goes to court, as Ms. Van Overbeke states in her letter, the Association should consider a counter suit for all the expenses we have incurred to satisfy their baseless accusations and requests so that we can recover our expenses and court costs.

Really consider who you are voting for in the election tonight and note that this is Ms. Van Overbeke's third try to get elected based on her critical platform. Board members are supposed to represent the interests of the entire community, not a special interest group with a single agenda. We need Board members who will try to resolve problems not create more.

Greg Bock
9/16/13

November 7, 2013

Dear Mr. Bock:

Normally I would not bother to reply to such an irresponsible hand-out filled with such egregious, erroneous errors, but in your case I just had to make an exception.

Talk about someone not doing their homework! You've lived here seven years and your comment about "Many of you may agree that it is not a good idea to have our community represented by a Board who all live in the same Court." What about George Gallas, Chesapeake Ct.? Russ Weber, Chesapeake Ct.? Bill Buchanan, Chesapeake Ct.? These three have been on the Board for many years until the September 2013 Annual Meeting. Is this merely a slight oversight on your part?

Insofar as your opinion that I did not "sit down" with the Board Presidents of neighboring Condo Associations – I met with the following in my living room: Heritage West, Wednesday, August 14; Heritage North, Thursday, August 15, and Heritage Place, Tuesday, June 18 and Friday, August 16, at his condo. Property Management Company meetings, in their offices, included: Kirkpatrick, Thursday July 11 and Key, Friday August 16. Never once did I request, or receive, "proprietary" information. As a reminder, all "condo associations" in the State of Michigan are required to be non-profit corporations and file tax returns with much data, both proprietary and public.

Also, "Not allowing anyone to review our financial audits without supervision is just plain good business practice." All of this is moot if we were given a DETAILED financial statement of our current and past financial status. Were you given one at our Annual Meeting? Do we know how much we take in? How much do we really spend? How much money is in our reserves? No "reserves" were shown at all! Do we have any "reserves" left? Do we have a budget? Do we have a two, three, five-year plan? A two year-old could have put together a better financial statement than the pathetic production that Greg Cuter passed off at the Annual Meeting. All we want/need is full disclosure. Why wouldn't you be asking for this also?

The statement that "which we should be thankful that there are only a few invoices outside of MPM's contract" is so outrageous that it's on the verge of stupidity. Greg and the Board are taking all of us to the cleaners. We have much paperwork showing MPM's double-dipping. You should be appalled at the extra monies paid for Greg Cueter; such as the \$170,000 for him to act as "general contractor" on top of the TWO "general contractors" at \$80,000 within the roofing contract. Also, other neighboring condo

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associations only pay monthly fees per condo per month. What makes Greg Cuter worth a \$2.00 per condo per month raise granted by the Board? We pay MPM \$40,000/year, then we pay MPM for everything else Greg does over and above that; you must be joking! At this rate, we're going to be broke.

Who's watching out for us? Not Greg, not the Board, obviously not people like you. Plus, I'm sending mailings of information to all co-owners at my expense, roughly \$130 per mailing – not handing out 50 to 100 flyers at our Annual meeting – big difference!

As far as the data that MPM gave us – How do you extrapolate the financial picture when you don't have bank statements, no license and/or insurance policies for contractors, plus requests made for all documents pertaining to claims submitted to Farmer's Insurance for the roofing? Most, but not all, of the information MPM provided was useless. Please do your homework before you blindly believe MPM and the Board.

As for the counter-suit, with all the money that MPM and the Board are wasting, it's a good thing you did not get elected to the Board, because you obviously don't think for the betterment of everyone and take into consideration the costs involved for all. This costs all of us money that no one needs to be paying, because we have a Board that is incompetent and a management company that runs our Association. This is unacceptable by anyone's standards.

Insofar as someone spending \$10,000+ of their money fighting MPM and the Board: That's exactly what's happening. Shouldn't you be asking yourself why is MPM fighting us “so damn hard” to keep us from “the books”? I would think you're an intelligent person – if someone's fighting us this hard, something stinks in Uranus.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Van Overbeke', with a stylized, cursive script.

Patricia Van Overbeke