

REAL ESTATE LISTINGS

Listings features news and notes about suburban real estate. To list an announcement, write: Listings, Real Estate Editor, Observer & Eccentric Newspapers, 805 E. Maple, Birmingham 48009. Our fax number is (810) 644-1314.

NEW AGENT
Brian J. Carolan becomes a sales agent for Coldwell Banker/Schwartz's Troy office at 191 Tower Dr., Suite 150.
He'll concentrate on Oakland and Macomb counties. He had been a supervisor for Monroe Systems in Madison Heights.

RELOCATION 2000
Bowen Brock, president of Max Brock Inc. of Bloomfield Hills, met with 30 independent real estate brokers as a member of the Advisory Council of RELO/The International Relocation Network in Chicago, Ill., to discuss relocation trends in the year 2000.

"RELO will be taking an aggressive approach to relocation services in the year 2000," said Bowen Brock. "The Advisory Council is one example of RELO's dedication to providing superior service in a rapidly changing industry."

Fred Madley, 1994 RELO president, said Brock was chosen for his commitment to relocation excellence and his knowledge of relocation trends.

Max Brock Inc. Realtors, with six offices and 140 sales associates serving Oakland County, will be celebrating its 100th anniversary in 1995.

RELO has 800 members with 3,000 member offices and 40,000 sales associates nationwide. Its members sold \$64.3 billion in residential real estate in 1993.

The newly created Advisory Council is a long-range planning and industry review group for RELO. Council members reviewed matters of concern to RELO members and suggested strategic initiatives evaluated by the Board of Directors.

REALTOR CELEBRATION
The Plymouth team of Republic Bancorp Mortgage Inc. will host a Realtor Celebration Thursday, Oct. 27, at the Mayflower Meeting House in downtown Plymouth.
The celebration will honor staff Realtors.

Local Realtor leads state licensing board

By JANICE TYGAR-KRAMER
Special Writer

A 17-year real estate career that has brought Jerry McKee of Birmingham many challenges just presented a new one.

McKee, partner and general manager of Hall & Hunter Realtors in Bloomfield Hills, was elected chairman of the Board of Real Estate Brokers and Salespersons. The nine-member board is the state body that governs Michigan's 55,000 real estate licensees.

"I'm very pleased to be chairman," said McKee, 54, who worked in management for an Oakland County insurance firm before starting his successful real estate career in 1977.

Hall & Hunter, a 42-year-old agency with 42 sales agents, has offices at

800 W. Long Lake and 1732 W. Maple.

"I'm very active in the Michigan Association of Realtors and the National Association of Realtors, but they encompass only part of Michigan's licensees. This board covers them all," said McKee, who moved to Birmingham in 1975.

Gov. John Engler appointed McKee to a four-year term on the board in 1992. He was vice chairman for two years and served on the board's education committee, which recently rewrote the real estate license exam.

Members meet six times a year to handle business that affects licensed sales agents and brokers and they also attend compliance conferences that involve licensees.

McKee said the board and the Michigan Association of Realtors may consider slight changes in continuing education and licensing requirements for the state's agents and

brokers.

"I tend to have a short span of interest, but this business has kept my interest at an intense level for 17 years and I don't see that letting up," said McKee, who still finds time to sell property, largely to repeat and referral customers.

This Flint native also is a director of the National Association of Realtors and Michigan Association of Realtors. He's one of 14 governors overseeing Realcomp II, a multiple listing service that serves seven Realtor boards in Detroit and suburban Wayne and Oakland counties.

He was a Birmingham Tax Review Board member for five years and has been a Historic District and Design Review Commission member. He's also a Birmingham Community House Development Committee member.

"Whenever you ask something of Jerry, he'll do it," said longtime friend Mary Saville-Huff. Hall &

Hunter associate broker and Birmingham Bloomfield Board of Realtors president. "He's hard working and dedicated to his community, his agents and the local and state Realtor board."

McKee and his wife, Dianne, live in a turn-of-the-century home they have partially restored. Between business and community obligations, he does fund-raising for favorite organizations, including multiple sclerosis and The Lighthouse.

Spare time is scarce, but McKee enjoys acting and is president of Village Players of Birmingham, a theatrical group that produces five plays a year. His last acting role was three seasons ago in "Social Security."

"Yes, I'm busy," said McKee, "but all of my real estate work is rewarding. The administrative work with state and national boards is challenging, but it's also satisfying to be beneficial in someone's search for the right home."

Insist on clean environment; legal help sometimes vital

CONDOS
QUERIES

Q. One of our residents keeps his boat in his garage year-round. While that's not expressly prohibited by the condominium documents, many times during the summer, his boat has a fishy stench that is a nuisance to all the neighbors.

How can we deal with the problem when the owner has a right to store his boat there?

A. Perhaps a simple letter to the co-owner indicating that while he has a right to maintain the boat, he does not have a right to allow the boat to emanate foul odors that adversely impact other co-owners.

I would try to learn what's causing the odor, perhaps dead fish or the

like, and then contact the boat owner to request his cooperation. There may be general language in the condominium documents that prohibits offensive or obnoxious activity.

Obviously, anyone is privileged to use the condominium facilities, but is tempered with a concomitant obligation to ensure that the safety and health of the other residents are not affected.

Q. I read with interest your question regarding a hotel condominium in which the developer had control of the votes because of the number of units he owned and also had control over the rental management program and management services company.

How can we get the association board to call a meeting if the developer controls the board, the officers and the rental company?

The value of our units has deteriorated and the nondeveloper-controlled owners appear to be in a situation where their hands are tied. What can an individual owner do?

A. Of course, the easy way out is to try to sell your unit and disengage yourself from the association.

Whether that's feasible or desirable, it appears that as minority members of the association, which is controlled by the developer, apparently long after turnover, you are not getting the benefit of your bargain, namely a condominium controlled by the association members who are not developer affiliated.

While you suggest the cost of legal fees may be prohibitive, that is, of course, subjective, considering the diminution in value of the units that you apparently are suffering, as well as the inability to have any control over the operation of your association

and presumably having to pay exorbitant rental fees, which inure to the benefit of the developer.

I would reconsider the prospect of retaining an attorney able to protect minority rights of association members so as to address the wrongs that the developer and affiliates are only inflicting on the membership and to hopefully recoup damages from the responsible parties.

Robert M. Meisner is a Birmingham-area attorney concentrating his practice in the areas of commercial, real estate and corporate law. You are invited to submit questions by writing: Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms, MI 48025. This column provides general information and should not be construed as legal opinion. To leave a voice-mail message for Robert M. Meisner, dial 853-2047, mailbox 1871.

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