REAL ESTATE NEWS

LISTINGS

ngs features news and notes about subur-real estate. To list an announcement, write: LIBUNGS INSTITUTE THEY BE INCIDENCED SHOWN THE LIBUNGS. Real Estate. To list an announcement, write: Listings, Real Estate Editor, Observer & Eccentric Newspapers, 805 E. Akaple, Birmingham 48009, Our fax number is (810) 644-1314.

III GM HAMED

Kathleen Coon was named gener-al manager of Century 21 East in Rochester Hills. She has been in real estate for

more than four years. She serves as

wice chairwona community services committee for the Birming ham Bloomfield, South Oakland and Rechester Area Realtors and in 1995 will head the Realtor Associ-

M WEW STATE 1 FADER

AIR: MEINTY of Real Estate One in Bloom-field Hills was elected 1995 Michigan governor of the Women's Council Realtors. McIntyre has been on the WCR board, an affili-ate of the National Association of Realtors, for six years, serving as the state chapter president in 1993 and before that, the local chapter president

in 1989.

As a WCR governor, McIntyre will be responsible for increasing membership and overseeing the council's annual Phoneathon membership campaign.

MARITABLE HELP

MAX Broock Inc. Resitors is sponsoring the Lighthouse of Oakland County Holiday Project, which provides for 5,000 senior citizens and other individuals in need.

Max Broock has offices in Birmingham, West Bloomfield, Bloomfield Hills and Rochester. For more information on the Lighthouse project, call (810) 253-8119.

■ TALE RADIO
Oakland County attorney Robert M. Meisner,
who writes Condo Queries for the Observer & Eccentric Newspapers, starts his new radio, "The
Law of the Land," Jan. 4 on WCAR-AM 1090. The
ahow runs 1-2 p.m. Wednesdays.

Meisner, whose offices are based in Bingham Farms, focuses on condominium, real estate and corporate law.

-- Compiled by Becky Burns

'Commercial Realtor of Year' named

BY GRETCHEN A. VAN CLEAVE SPECIAL WRITER

When Southfield Realtor Scott El-

When Southfield Realtor Scott Elliott came to Michigan in 1987, he
didn't know his dedication to commerical real estate would triumph in
ghis earning "Michigan Colm
Chapter presents the
annual award to a Certified Commercial Inrestment Member. "It
is great to receive an
award like this," said
Elliott, 33, who lives in
Farmington Hills.

Michigan Dosata Elliott
about 1,000 commercial Realtors. Elliott is one of 90 designated CCIMs,
said Robert Andrus, Michigan CCIM
chapter president.

CCIM certification is awarded to
commercial real estate agonts who

have taken a series of educational courses in commercial investment real estate. Other criteria include the instance of the commercial investment real estate, other criteria include the instance of the commercial real estate, real commercial real estate, religiously takes four to five years to be certified, Andrus said.

"It's like a master's degree in commercial real estate," Elliott said.
In addition to his CCIM designation, Elliott is a Society of Industrial and Office Realtors member. There are only a few others in Michigan who hold both designations. "It takes a lot of effort, time and experience to do both," Andrus said.

Factors that helped Elliott earn Realtor of the Vear bonors include his cooperativeness with other real estate brokers, his professional production and his effort to expand opportunities for commercial real estate in Michigan.

Elliott has been a tremendous as-

set to the commercial real estate business. Andrus said.

"I've proor won an award like this before," Elliott said. "It is an honor to receive the sward since it comes from by pers."

Billott, a California native, became interested in commercial real estate in years ago, during his days at San Diego State University.

Commercial real estate involves effice buildings, retail stores, industrial and other income-producing commercial properties, Elliott said.

Elliott joined Coldwell Banker in 1980 and became a sales manager in 1980 and became a sales manager in 1980 in Kansas City, Coldwell Banker's commercial division became CB Commercial in 1991 and is the nation's largest commercial real estate company, It's headquartered in Los Angeles.

Today, Elliott is senior vice president and managing officer of CB.

Commercial Real Betate Group, Southfield. In 1993, he was Instrumental in founding the Detroit Area Commercial Board of Realtors. Outside real estate circles, Elliott has devoted time to local community board with the to local community and cive to the Salvation Army. And member of the Greater Betroit Chamber of Commercia Business Attention Group, serving on the committee that prepare markeling pieces and information on Detroit. Elliott serves the Boy Scouts of America through his son's troop. After seven years, Elliott will step down at year end from the board of directors of the Detroit Commercial Investment Division, now the Detroit Area Commercial Board of Realtors. He plans to devote more time to his real estate business.

Note managing agent's role; share ideas on-line

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Q. I am a former managing agent basically fed up in what I see as an abuse by some management companies. They promised cheap lawyers without disclosing to the association

Without disclosing to the association to the association the relationship between the lawyers and contractors with the management companies. Is there a way to bring this to the attention of the association without losing your

A. The managing agent of a community association holds a fiduciary relationship with that community association. The managing agent must operate in the best interests of the association and swoid conflicts of interest and self dealing.

To the extent the management company's relationship with contractions are not been present as a contraction of the present as a contraction of th

tors or any other person servicing the

terests of the association, that should be disclosed. Proprietary relation-ships between the management com-pany and the contractors/attorneys should be disclosed by both to the as-

should be disclosed by both to the as-sociation.

If you are working for an employer who is not complying with their fluu-ciary responsibilities, you are best of to disassociate yourself from that em-ployer since it will only be a matter of time before the conflict and/or failure to disclose material information be-comes known to the association and/ or certain association embers who may seek redress, not only against the management company, but the asso-ciation's board of directors who have had to do its homework in examining its relationships with its contractors and agents.

Q. Several people on our board have heard about a new community bulletin board system for the Com-munity Associations Institute. We are already familiar with some of the big general-interest services such as Prodigy and Compuserve, but we are excited at the thought of a national network dedicated to

the needs of community associations. How do we get involved?
A: Community Associations On Line's development is spearheaded by the Community Associations Institute, a national nonprofit organization based in Washington. The service started in early December. This column and I were selected to be part of the project and I soon will be able to correspond with readers via the network.

You will find the system beneficial to community association as it allows community association as it allows community association profrasionals and volunteer readers from throughout the United States to meet on line, chat in electronic conference rooms, post messages, exchange E.

on line, chat in electronic conference rooms, post messages, exchange E-mail, unload and download files, and access a vast on-line library.

The records, I am advised, will include 20 years of publications from CAI as well as actual example materials from other associations. There are special form areas for managers, board members, attorneys CPAs and others.

others.

There are also news and feature areas where subscribers can stay abreast of industry trends and activi-

ties. I am advised the system makes use of a graphics environment that can be navigated as easily as clicking a mouse.

A simple text-based environment is available for those who prefer the key-board to a mouse. The system can be accessed by virtually any personal computer using a modem and a standard telephone line. Pre-enrollments are being accepted. For information about features and pricing, call Community Associations On-Line: 1 (800) 248-1325.

Robert M. Meisner is on Ookland County attorney who concentrates his practice in condominium, real estate and corporate law. Submit questions by writing: Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms, MI 48025. This column pro-Farms, MI 48025. This column pro-vides general information and should not be construed as legal opinion. To not be construed as legal opinion. 10 leave a voice-mail message for Robert M. Meisner, dial (313) 953-2047, mailbox 1871. Hear his radio show, "The Law of the Land," 1-2 p.m. Wednesdays on WCAR-AM 1090 storting Jan. 4.

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5 pm Thursday

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