



Trip winner

Sally Kutil of Pontiac, center, won the grand prize in a contest sponsored by the Detroit Institute of Arts as a part of the exhibition, "Woven from the Soul, Spun from the Heart," which continues through Sept. 11. The prize was an 18-day Trans Siberian adventure. With Kutil is Elsie Peck, curator of Near Eastern Art at the museum, and Edger Hagopian, president of Hagopian World of Rugs, one of the exhibit sponsors.

condo queries

Robert M. Meisner

Q. I am sick and tired of putting up with our association who refuses to spend money on necessary items such as landscaping and building improvements. The association board, which is comprised of affluent individuals, say that we should be big enough to spread our own money in regard to some of these common area problems since that is the "gentlemanly thing to do." What is your response?

A. The board of directors, besides being sexist, may also have a poor command of what their legal responsibilities are in regard to running the association. The fact that they feel that there are not enough moneys available does not necessarily mean that they have a right to abdicate their responsibilities of maintenance. They have the inherent power to raise the assessments so that the condominium association is properly maintained. If the condominium is in any so-called affluent area, that is even more reason why the board should be ensuring that the maintenance levels of care and responsibility are suitable to the expectations of the homeowners.

Q. We are buying a house and are concerned about ensuring that the premises are turned over in good condition. We are going to have the house inspected but want to protect

ourselves between the time of the inspection and closing. What can be done?

A. Be sure that your purchase agreement contains a provision that the seller must maintain the premises in good condition, that he will ensure that everything is in working and operable order at the time of the closing and that the house is turned over in "broom clean condition." You should also provide for a provision in the purchase agreement that allows you to inspect the premises immediately before closing. With these protections and a possible escrowing of moneys in the event that the condition of the premises changes, that should protect your interests; however, you should consult with an attorney for further regards.

Robert M. Meisner is a Birmingham attorney specializing in condominiums, real estate and corporate law. You are invited to submit topics which you would like to see discussed in this column, including questions about condominiums, by writing Robert M. Meisner, 30200 Telegraph Road, Suite 467, Birmingham, Michigan 48010. This column provides general information and should not be construed as legal opinion.

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