By Doug Funke staff writer Redicalial real estate appraisers who must have completed at least 75 hours of classroom instruction, have one year experience and pass a licensing exam to practice their trade as of Jan. 1 differ on what impact those changes will have on the industry. Some, like Hugh L. Gedrich, president of Complete Appraisal Co. in Southleld, and Peggy Ann Kralik, owner of Appraisal Co. in Hugh and Peggy Ann Kralik, owner of Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of Complete Appraisal Co. in Hugh and the substitution of the project yr. Kralik said. Most STAFF appraiser in familiar with will have taken the devisible of the full with the will be a hardship in the further. "Substitution and licensing of appraiser, does it will be a hardship in the further." Substitution and licensing of appraiser, does the full write and licensing of appraiser, does it will be a hardship in the further. "Substitution and licensing of appraiser, said Kralik." If we do the full will be a hardship in the further." Substitution and licensing of appraiser, said Kralik. "In the appraiser of the said." In the full write." Appraiser of the full write. "In the project yr." Kralik said. Appraiser for Fireman's Fund state, the full write. "It is a the full write." In the full write. The appraiser of the said. Will firm going to full write. The appraiser of the full write. The appraiser of the full write. The appraiser of the fu

Thursday, June 27, 1991 O&E

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Condo board should address lake access issue

Our condominium is on a lake. The board of directors has been remiss in regard to lake rules, particularly with respect to boats. It is a private take limited to the use of the members of the association. I am concerned about the safety of the residents because of the lackadalsical attitude of the board, which thinks it is running a country clob. What can id to bring them to their senses?

You have brought up an often asked question concerning boating privileges on lakes confined within a condominium project. You must check the condominium documents to determine whether there are any specific restrictions with respect the use of the lake. For example, are motorized boats allowed and wother activities do the bylinws privide for? More than likely, the by-

laws also prescribe that the board may set regulations regarding the use of the lake or beach facilities. If no rules have been set, you should wire a letter to the board advising it of its responsibilities under the condominium documents to preserve the property and to protect the safety of the residents.

If the board ignores your request, you have recourse against the association board as you would with respect to any other violation by the board of directors of its responsibilities under the rules, regulations and restrictions. Some boards believe that because they are not willing to do anything they are somehow immune from responsibility, particularly in the name of a-wing money.

If am a landscaping contractor and am fed up with one of the management companies who is our arroganies. What they do not understand is that will several other landscape common and more boards are being



in connection with bidding on its jobs. I do not understand how one management company can claim to be so powerful and unreasonable in dealing with us and particularly when the management company has a subsidiary that it sales bidding on the job but which has not been disclosed, I am iold, to some of the associations that it represents. I am writing this letter to you to alterly you to this kind of abuse and wish your comments. comments.

The directors of a condominium or The directors of a condominium or community association have the re-sponsibility to retain contractors, managing agents and other person-nel on behalf of the association. Sometimes the board will delegate to the management company the re-sponsibility of letting contracts to subcontractors, such as landscaping.

snow removal, painting and other types of maintenance. Many man-agement companies utilize their own subsidiary service companies, but this fact should be disclosed to the board, and bids should be sealed.

this fact snow to execute to the board, and bids should be scaled. While I recognize that this can be frustrating for the contractor, it is equally detrimental to the best interests of the association if the management company is allowed to abuse its prefegatives, particularly if it is large enough to do so. I would try to contact the board of directors directly to appraise it of what you consider to be improper tactics undertaken by the management company. Perhaps that will have a therapeutic effect on the management company's conduct and its apparent arrogance in dealing with you. It may also result in the management company ul-

timately losing much of its husiness, particularly if it is not disclosing its affiliation with contractors or affiliation with contractors or affiliates with whom it has a financial interest.

I am buying a condominium unit from a developer who has not desig-nated the parking spaces. He says that be will assign them, but at pres-ent they are not designated on the subdivision plan. Should I be con-cerned?

Absolutely. Unless the parking spaces are assigned to you as a limited common element or as part of your unit in the master deed, you will not necessarily have a right to utilize that parking spot.

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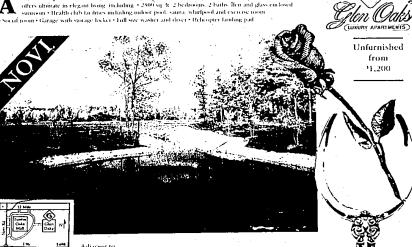
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