

REAL ESTATE NEWS

New presidents set board goals

By Doug Funke
staff writer

Professional organizations generally are only as effective as their leadership. And if training, experience and motivation predict success, then members of area realty boards should be well served by their presidents this year.

Incoming presidents share those characteristics as well as an enthusiasm for their work and the ability to communicate to their peers.

The new presidents — Robert D. Gleason, Birmingham-Bloomfield Board of Realtors; Mary Moore, Rochester Board of Realtors; Gilbert L. Holliday III, South Oakland County Board of Realtors; and Ruth Clevers, Western Wayne Oakland Board of Realtors — also share some goals.

Several mentioned regionalizing multi-listing services. Combining forces, if that can be worked out,

could cut down agency expenses and better showcase properties, they said.

"I see reorganization as the biggest thing we're going to try to accomplish," Holliday said. "Combining all adjacent boards to a single data base would enable us to work more effectively in cost and time."

SEVERAL OTHER objectives were mentioned.

"I'm looking at implementation of a dispute resolution system, enhancing our public image and coordinating education efforts with other boards," Gleason said.

Gleason, 43, president of Snyder, Kinney, Bennett and Keating in Birmingham, has served on his board's arbitration, professional standards and strategic planning committees. He has a GRI designation — Graduate, Realtors Institute — and has been in the business since 1978.

"My theme is Together for Suc-



Ruth Clevers
Western Wayne Oakland



Robert D. Gleason
Birmingham-Bloomfield



Mary Moore
Rochester



Gilbert L. Holliday III
South Oakland

cess," said Clevers, vice president and sales manager at Ralph Manuel Associates-West, Farmington Hills. "My goal is to encourage more involvement for members, participation in association functions and educational programs. Belonging helps them network with their peers, learn ideas, selling techniques. It's getting to know each other that makes the industry strong," she said.

Clevers, 46, started selling real estate in 1969. Professional designations include Graduate Realtors In-

stitute, Certified Real Estate Specialist, Certified Real Estate Appraiser and Leadership Training Graduate.

SHE'S SERVED on her board's professional standards, strategic planning, multi-listing, nominating and Realtor of the year committees.

"I'd like to see more education offerings to give sales people the opportunity to improve themselves, to become more professional and become more aware of the marketplace," Holliday said.

Holliday, 50, is sales manager and an associate broker at Century 21 Town and Country, Troy.

He's sold real estate for more than 20 years and has served as a director of the Michigan Association of Realtors and the state association's professional standards committee. He's also served on his board's professional standards, executive and bylaws committees.

Holliday is a Graduate Realtors Institute and Certified Residential Specialist.

"I would like to see us continue the very good service we provide for members. That's really the function of a board," Moore said. "Education, professional standards, political affairs, legislative affairs, political action committees — we're quite active in."

Moore, 46, is a broker associate at Real Estate One in Rochester. She's a Graduate Realtors Institute and has served on her board's education, membership, strategic planning and Realtor associate committees.

Association responsible for exterior upkeep of condo units

In 1984 we bought a condo that was built in 1979. At the time we were assured that the outside upkeep would be the responsibility of the association. During the first year, the exterior door was painted inside and out. It has been done once since then. Now we are told paint is available, but we must do it ourselves or pay to have it done. We have rough wooden patio fences that have not been painted since we bought. When we

requested they be painted, the association told us that paint is available but we must do it ourselves or hire it out. Our association fees have gone up since our purchase, but services have gone down. We think all the fences should be maintained uniformly by the association. Your thoughts, please.

It is important to check your condominium master deed and bylaws



condo
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Robert M.
Meisner

to determine with certainty whether the association is responsible for the exterior maintenance of the condom-

inium premises. More than likely it is, including the painting of the exterior and your door from the outside and wooden patio fence. If you can confirm that, you should advise the association that it has a legal responsibility to maintain these exterior extremities and that it should retain a contractor to ensure that the work is done uniformly, consistently and properly.

The fact that the association has

done it in the past does not in and of itself make it an obligation on the part of the association if the condominium documents do not otherwise provide for it. It appears that the board is now attempting to cut costs and change maintenance responsibilities by placing them onto co-owners when they properly belong to the association.

Robert M. Meisner is a Bir-

mingham attorney concentrating his practice in the areas of condominiums, real estate and corporate law. You are invited to submit topics you would like to see discussed in this column by writing Robert M. Meisner at 30200 Telegraph Road, Suite 467, Birmingham Farms 48025. This column provides general information and should not be construed as legal opinion.

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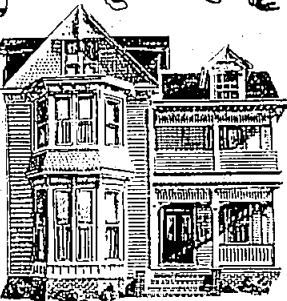
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Now is the right time to buy a home.



NOW is the right time to Buy a Home!

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