Minutes of the 2019 Annual Meeting of the

Board of Directors of the Wawasee Spink Condominium Owners Association

Held on June 1, 2019

The Annual Meeting of the Board of Directors of the Wawasee Spink Condominium Homeowners Association was held in the Commons Area on June 1, 2019 beginning at 11:05 a.m. The meeting was called in accordance with the Bylaws and further pursuant to notice given to each Board Member prior to the meeting. All Directors were present in person.

Bill McCabe served as Chairman of the meeting. He, along with Mike Baker, Steve Brody, Eric Rosales and Lee Theis, waived any defects of notice by their presence.

It was noted for the record that any of the Condominium Homeowners could stay but could only observe the meeting as interested members. It was further noted for the record that the meeting minutes would be taken and prepared, and that a copy of the meeting minutes along with all attachments will be kept in the record book. Chairman McCabe requested that a copy of the Agenda be approved for the meeting. A copy of said Agenda is attached to these minutes and incorporated by reference. Upon motion by Mike Baker and seconded by Steve Brody the Agenda was unanimously approved.

RECORDING OF PROCEEDING AND MINUTES:

Chairman McCabe asked Steve Brody to report on the minutes of 2018 Semiannual Meeting of the Board of Directors. These minutes had been previously distributed to each of the Board Members. The Chairman asked if there were any corrections, additions, or deletions to these minutes. There being none and upon motion made by Steve Brody and seconded by Mike Baker, the Board unanimously accepted and declared the minutes for the last meeting approved, ratified and confirmed.

ELECTION OF OFFICERS:

Chairman McCabe stated that the next order of business was to elect the officers for the forthcoming year or until their successors are duly qualified. Steve Brody nominated the following persons to serve as officers for the 2019-2020 year or until their successors can be duly qualified and elected: President Bill McCabe, Vice President Lee Theis, Treasurer Mike Baker and Secretary Steve Brody. Chairman McCabe stated that Eric Rosales has expressed an interest in serving as Treasurer and suggested that Chairman McCabe, Mike and Eric will further discuss this matter. Chairman McCabe then requested a vote to elect the persons so nominated. The Board Members present voted unanimously in favor of those persons nominated to serve in their respective offices and Chairman McCabe then declared that the officers so elected would serve for the 2019-2020 year or until their successors could be duly qualified and elected. Chairman McCabe then declared that in addition to the elected officers, Eric Rosales will serve as a Board Member and the elected officers will commence their duties immediately.

RATIFICATION OF ANNUAL MEMBERSHIP MEETING MATTERS:

Chairman McCabe noted that the Board Members were present at the just adjourned Annual Meeting of the Homeowners Association. Therefore, it would not be necessary to repeat or duplicate matters discussed at that meeting other than formal approval by the Board of the budget, capital expenditures and capital replacement reserves. After discussion and upon motion by Steve Brody and seconded by Mike Baker, the following resolutions were unanimously approved by all Board Members present.

RESOLVED: That the Board of Directors ratify the actions, resolutions, approvals, elections and all other matters that occurred at the Annual Homeowners Meeting held just prior to this Annual Meeting of the Board of Directors.

RESOLVED: That the Board of Directors will continue to follow up on recommendations and suggestions discussed at the Annual Homeowners Meeting.

BUDGET APPROVAL:

Treasurer Mike Baker recommended that the proposed budget for the 2019-2020 year be approved. After discussion and upon a motion by Steve Brody and seconded by Mike Baker, the following resolutions were unanimously approved by all Board Members present.

RESOLVED: That the proposed 2019-2020 budget as submitted and discussed at the Annual Homeowners Meeting is approved, ratified and confirmed and the proposed budget will be incorporated by reference into the minutes of the Annual Homeowners Meeting.

RESOLVED: That the budget report as submitted by the Budget Committee for the proposed income and expenditure items for the year 2019-2020 is approved, ratified and confirmed, subject to amendment or adjustment as may be required at a later meeting of the Board of Directors.

RESOLVED: That 10% of the Association membership dues shall be set aside and reserved for capital expenditures in accordance with the appropriate provisions of the Indiana Horizontal Property Act (Condominium Law).

RATIFICATION RESOLUTIONS:

Chairman McCabe asked for a motion concerning ratification of certain acts, decisions, expenditures and activities of the Officers of the Associations since the last annual meeting held in 2018. Upon motion by Mike Baker and seconded by Steve Brody, all Board Members voting in person unanimously approved the following resolution:

RESOLVED: That all purchases, contracts, contributions, compensations, acts, decisions, proceedings, elections, expenditures paid or approved, capital

improvements made, repairs made and appointments, approved by the Directors and Officers of the Association from June, 2018 through June, 2019, together with all budget matters approved by the Board from June, 2018 through June, 2019 are approved, ratified and confirmed.

RESOLVED: That the proposed budget recommended by the Board and Budget Committee for 2019-2020 is hereby accepted, ratified and approved.

COMMITTEE APPOINTMENTS:

Chairman McCabe asked for a motion that the following Committee Chair appointments be made for the 2019-2020 year:

Budget: Mike Baker

Building: Eric Rosales

Grounds: Jim Beck

Insurance: Steve Brody

Pier: Lee Theis

Rules/Remodeling: Lee Theis

Social: June Miller

Upon motion by Mike Baker and seconded by Eric Rosales, all Board Members voting in person unanimously approved the Committee Chair appointments.

SETTING OF 2019 SEMI-ANNUAL MEETING AND OTHER DIRECTORS MEETINGS:

The Board Members agreed that they will meet from time to time on an informal basis or by phone as needed. The Board unanimously set the 2019 Semi-Annual Meeting of the Board of Directors to be held on Saturday, August 31, 2019 in the Commons Area. It was noted that Homeowners are welcomed to attend the Semi-Annual Meeting as interested members.

CONCLUDING BUSINESS MATTERS:

Chairman McCabe asked if there were any matters of business to come before the Board. There being none, the meeting was adjourned by unanimous vote, sine die, at 11:15 am.

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Steve Brody, Secretary of the Board of Directors

Wawasee Spink Condominium Homeowners Association