Minutes of the 2021 Annual Meeting of the

Board of Directors of the Wawasee Spink Condominium Association, Inc.

Held on June 5, 2021

The Annual Meeting of the Board of Directors of the Wawasee Spink Condominium Association. Inc. was held via Zoom on June 5, 2021 beginning at 9:42 am. The meeting was called in accordance with the Bylaws and further pursuant to notice given to each Board Director prior to the meeting. All Directors were present.

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

It was noted for the record that any of the Condominium Homeowners could attend but could only observe the meeting as interested parties. 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.

APPROVAL OF 2020 SEMIANNUAL MEETING MINUTES:

Chairman McCabe asked Steve Brody to report on the minutes of the September 5, 2020 Semiannual Meeting of the Board of Directors. These minutes had been previously distributed to each of the Board Directors. 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 Dennis Horn, 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 2021-2022 year or until their successors can be duly qualified and elected: President Bill McCabe, Treasurer Mike Baker, and Secretary Steve Brody. Upon motion by Bill McCabe and seconded by Steve Brody, the Board Directors 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 2021-2022 year or until their successors could be duly qualified and elected. Chairman McCabe further declared that in addition to the elected officers, Eric Rosales and Dennis Horn will continue to serve as Board Directors and the elected officers will commence their duties immediately.

RATIFICATION OF ANNUAL MEMBERSHIP MEETING MATTERS:

Chairman McCabe noted that the Board Directors 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 Mike Baker and seconded by Steve Brody, the following resolutions were unanimously approved by all Board Directors.

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 budget for the 2021-2022 year be approved by the Board. After discussion and upon a motion by Mike Baker and seconded by Steve Brody, the following resolutions were unanimously approved by all Board Directors.

RESOLVED: That the 2021-2022 budget as submitted, discussed and previously approved at a Special Homeowners Meeting, is approved, ratified and confirmed and the budget will be incorporated by reference into the minutes of the Annual Shareholders Meeting.

RESOLVED: That the budget as submitted for the proposed income and expenditure items for the year 2021-2022 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 Association since the last annual meeting held in 2020. Upon motion by Dennis Horn and seconded by Eric Rosales, the Board Directors 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, 2020 through May, 2021, together with all budget matters approved by the Board from June, 2020 through May, 2021 are approved, ratified and confirmed.

RESOLVED: That the asphalt work for approximately $6,000 and purchase of a new grill for the west side of the property (cost TBD) covered at the June 5, 2021 Annual Shareholders meeting are hereby approved, ratified and confirmed.

COMMITTEE APPOINTMENTS:

Chairman McCabe asked for a motion that the following Committee Chair appointments be made for the 2020-2021 year:

Budget: Mike Baker

Building: Eric Rosales

Grounds: Jim Beck

Insurance: Steve Brody

Pier: Bill McCully

Rules/Remodeling: Lee Theis

Social: Janet Hansen

Upon motion by Dennis Horn and seconded by Eric Rosales, all Board Directors unanimously approved the Committee Chair appointments.

SETTING OF 2020 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 2021 Semi-Annual Meeting of the Board of Directors to be held at 9:00 am on Saturday, September 4, 2021. Current plans are to use Zoom for the meeting. It was noted that Homeowners are welcomed to attend the Semi-Annual Meeting as interested parties.

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 at 9:49 am.

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Steve Brody, Secretary of the Board of Directors

Wawasee Spink Condominium Homeowners Association