Minutes of the 2021 Annual Meeting

Of the Shareholders of

Wawasee Spink Condominium Association, Inc.

Held on June 5, 2021

The Annual Meeting of the Shareholders of Wawasee Spink Condominium Association, Inc. was held via Zoom on June 5, 2021. The meeting was called pursuant to a previously agreed upon date by the President of the Association, with written (email) notice of said meeting having been provided to all Shareholders (Homeowners). Steve Brody took a roll call of Directors. Directors present were as follows: Bill McCabe, Eric Rosales, Mike Baker, Dennis Horn and Steve Brody. Also attending the meeting was Jim Beck.

The President of the Association, Bill McCabe, served as Chairman of the meeting and welcomed Homeowners. Chairman McCabe called the meeting to order at 9:00 am and thanked everyone for attending.

The Homeowners present represented a majority (20 of the 32 Units) and quorum was established of all the Units entitled to vote at this meeting. With that the meeting legally proceeded with its business. A copy of the Agenda is attached to these minutes and incorporated by reference.

RECORD OF PROCEEDING AND MINUTES:

Chairman McCabe designated that minutes of the meeting will be taken and prepared, and that a record of the meeting minutes together with attachments will be kept. It was noted that the original copies of the minutes will be kept in the “WSCA Minute Book” and are available upon request. They are also posted on the website [(www.wawaseespink.com).](http://www.wawaseespink.com/)  Steve Brody will prepare and sign the minutes of this meeting.

APPROVAL OF MINUTES:

Chairman McCabe called upon Steve Brody to present the report concerning the minutes and proceedings of the May 30, 2020 Annual Shareholders Meeting. Mr. Brody reported that copies of the minutes were e-mailed to each of the Directors and were posted to the website for all Homeowners to read. Two subsequent meetings were held – on August 6, 2020 at which Homeowners approved a series of changes to the Bylaws, and on November 30, 2020 at which Homeowners approved the 2021 budget, the incorporation of the Association, and the Amended Declaration and Restated Bylaws. Upon motion by Steve Brody and seconded by Dennis Horn the minutes of those three meetings were unanimously approved.

TREASURER’S REPORT:

Chairman McCabe requested that Mike Baker give the Treasurer’s report and related financial information. Mike reported that as of May 31, 2021 the General Account balance is $55,626.05 and the Reserve Account balance is $353,259.13. Chairman McCabe noted that the Board would like to see the Reserve Account grow to $400,000 and also noted Larry Swank’s belief that we should strive for a Reserve Account balance of $500,000. Larry commented that construction material costs have been skyrocketing and that in his opinion this reinforces the need to increase reserves.

There are currently no assessment delinquencies.

Copies of the financial statements had previously been distributed and will be incorporated into these minutes and made a part of same by reference. It was noted that copies of the Financial Statements are always on file and can be obtained with a call to Chairman McCabe.

Upon motion by Dennis Horn and seconded by Eric Rosales, the Treasurer’s Report was unanimously approved and the following resolutions declared and unanimously approved:

RESOLVED: That the financial statements and reports presented at this meeting by the Board of Directors are approved, confirmed and ratified.

RESOLVED: That a minimum of 10% of the monthly unit assessment shall continue to be allocated to the “Capital Reserve” replacement fund in accordance with the applicable provisions of the Indiana Horizontal (Condominium) Act.

EXTRA PWC AND BOAT SLIPS AND KAYAK/BOARD SPACES

Mike Baker reported that there are some delinquencies relating to payments for PWC spaces ($175 per space which includes in/out), extra boat slips ($300 per space), and kayak/board rack spaces ($100 per space). Homeowners who are delinquent have been contacted and will be sending payment. As a reminder, billings do not go out for this; information is found on the website.

RATIFICATION OF PRIOR ACTS:

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 made by Steve Brody and seconded by Dennis Horn, the following resolution was unanimously approved by all members voting and present.

RESOLVED: That all purchases, contracts, compensations, acts, decisions, proceedings, elections, expenditures paid or approved, capital investments made, repairs made and appointments by the Directors and Officers since the last Annual Meeting, and all budget matters approved by the Board and Budget Committee for the year 2021 be, and the same are, hereby accepted, approved and ratified by the members of Wawasee Spink Condominium Association, Inc.

DISCUSSION OF PENDING MATTERS/PROPERTY MANAGER REPORT:

Old Business:

* Jim Beck reported that he will be getting bids for some asphalt repairs by garage bases. $6,000 has been set aside for this.
* Jim Beck reported that the new Polywood furniture is in place.
* Bill McCully reported that the new boat slips have been installed that accommodate larger boats. Bill also reported that Rookstool is aware of some needed adjustments to the pier installation and will get them done as soon as they can (they and the other pier companies have been challenged by staffing).

New Business:

* Jim Beck reported that there are no upcoming needed capital projects.
* Jim Beck reported that there have been issues with the back gate opening procedure. Contractors and subs should be given the contractor code for the back gate. One Homeowner reported that their contractor was unable to open the gate using the code. Jim suggested that perhaps the wrong code was used as he isn’t aware of any issues with that code working.
* There was a discussion of accessibility by emergency fire and medical personnel. They are given a code but there was a recent issue where emergency medical personnel from Elkhart county couldn’t get the gate open. Jim will follow up on this.
* Jim also reminded Homeowners that neither they nor their guests or contractors should try to squeeze through the back gate without opening it properly. Doing so causes damage to the gate opening system.
* Larry Swank reported that he saw evidence of a potential water leak above his unit. Jim Beck will get together with Larry on this.

PROPERTY MANAGER REPORT:

Jim Beck didn’t have anything to report other than what was previously covered.

COMMITTEE REPORTS:

*Social (June Miller):* Janet Hansen gave the Social Committee report in June Miller’s absence. The Committee plans to again have containers with ice cream bars and popsicles after the flotilla. Thirsty Thursdays are continuing at 5:00. Janet said that there are no current plans for a Progressive Dinner (shelved last year due to COVID) but that the Committee is open to having one if there’s interest. There are usually three units hosting – appetizers, main course and dessert, and hosts have often been new unit owners or owners whose units have been recently remodeled. Anyone interested in hosting should contact June Miller or Janet Hansen. Janet also reported that June Miller is stepping down as Social Committee chair. Janet agreed to serve as the Committee chair but would prefer to have a co-chair who spends more time at the Spink.

*Grounds/Beautification (Jim Beck):* Nothing to report beyond what was previously discussed.

*Building (Eric Rosales):* Eric thanked the Hansens, Eppichs and the Green family for the donations of rocking chairs on the pier. Eric also asked Homeowners to please clean the grease collector on the Sunset Hill grill after use. There was a discussion about the west grill (that used to be on Sunset Hill) having a small gas leak. After discussion, the Board authorized Jim Beck to get quotes for a new grill.

*Dockmaster (Bill McCully):* Bill covered some of the pier issues earlier in the meeting. He noted that there were some PWC lifts put in the wrong spaces by Rookstool but that this has been resolved. He thanked Homeowners for their patience on this and other pier related matters. Bill also noted that in the future there may be situations where Homeowners’ boat slip spaces need to be moved around a bit to accommodate our growing number of boats, sizes, etc. Bill also noted that the American flags on the pier are in poor condition. After discussion, the Board approved replacement of the flags at a cost of approximately $200.

*Insurance (Steve Brody):* The current one year policy with Auto Owners runs through October. Steve Brody will start working on quote(s) for the new yearin September. Chairman McCabe asked Larry Swank to comment on what he is seeing in the commercial property insurance marketplace. Larry said that after last year’s premium increases, things have settled down.

*Rules/Remodeling (Lee Theis):* Lee didn’t have anything to report on Rules/Remodeling. Homeowners were previously reminded that they and their guests are to clean up after their dogs by picking up waste in a plastic bag and disposing of it in the trash.

UPDATE OF UNITS FOR SALE:

Chairman McCabe reported that there are no units for sale and added that there isn’t much for sale on the lake and prices have increased significantly.

ANNUAL ELECTION OF ASSOCIATION BOARD OF DIRECTORS:

Chairman McCabe indicated the next order of business was the election of Officers. The membership shall elect five Homeowners who will serve as Directors of the Association for 2021-2022, or until their successors can be duly qualified. It was noted that the Bylaws state that to qualify as a director, one must be a title holder of a Unit, and only one owner per Unit can serve on the Board at any one time.

Steve Brody reported the nomination slate as Mike Baker, Steve Brody, Bill McCabe, Eric Rosales and Lee Theis. There were no additional nominations made.

Steve Brody moved that the nominees be elected and serve a one year term, running to the 2022 annual meeting. This was seconded by Mike Baker. The motion was unanimously approved by all members voting.

Chairman McCabe then stated that the Board of Directors would meet immediately following the close of this meeting.

FUTURE MEETING

It was determined that the 2020 Semiannual Board of Directors Meeting will be held Saturday, September 4 at 9:00 AM via Zoom unless otherwise changed. While this is a Board meeting, all Homeowners are welcomed to attend.

ADJOURNMENT OF MEETING

There being no further business to come before the Board, the meeting was unanimously adjourned at 9:40 am.

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Steve Brody, Secretary of the Board of Directors

Wawassee Spink Condominium Association, Inc.

Reminder #1: Please send Steve Brody and Jim Beck any changes to phone numbers, email address or mailing address.

Reminder #2: All dues, assessments and other payments are to be sent to WSCA, c/o Link Accounting, P.O. Box 295, North Webster, IN 46555