Minutes of the Special Meeting

Of the Shareholders of

The Wawasee Spink Condominium Homeowners Association

Held on August 6, 2020

A Special Meeting of the Shareholders of the Wawasee Spink Condominium Owners Association was held via Zoom on August 6, 2020. 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 Homeowners. Steve Brody took a roll call of Directors. Directors present were as follows: Bill McCabe, Lee Theis, Eric Rosales, Mike Baker 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 6:02 pm and thanked everyone for attending.

The Homeowners present (including three proxies delivered to the Board Secretary) represented a majority (24 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. The sole agenda item was the business of Bylaw change.

Chairman McCabe reviewed each proposed Bylaw change, noting that these had been reviewed by the Board of Directors. He also invited comments from Directors and Homeowners regarding each of the proposed changes.

Section 6.01(g) Concerning Restrictions, Entry, and Rules and Regulations:

Following the sentence that ends “…or other equipment or machine or loud persons.”, insert “This is deemed to include the use of cameras, camera doorbells, or other technology innovations that would record or electronically transmit the images or movements of other unit owners or guests in any common areas inside the condo structure.”

Upon motion by Steve Brody and second by Mike Baker, and with no comments from Directors or Homeowners, the motion was passed 23-1.

Section 2.04 Concerning Electronic Meetings:

Following the sentence that ends “…shall be delivered or mailed to the secretary of the Association to each member entitled to vote not less than (14) days prior to the date of such meeting.”, replace the language with “When deemed appropriate by the Board of Directors, it is acceptable to use electronic communications to conduct a virtual meeting. It is appropriate to notify members of the date and time of such meetings using e-mail, electronic messaging, or other electronic means at the addresses and number provided by members and kept on file by the Association. All criteria and deadlines for notification are as designated in this Section 2.04

above. All notices shall be mailed, emailed, or otherwise messaged to the owners, and a copy of each such notice shall also be mailed, emailed or otherwise messaged to each Mortgagee…”.

Upon motion by Lee Theis and second by Mike Baker, and with no comments from Directors or Homeowners, the motion was passed 24-0.

Section 3.10 Concerning Electronic Board of Directors Meetings:

Following the end of the first paragraph that ends “…at least (10) days prior to the date of such meeting.”, insert the following paragraph: “When deemed appropriate by the Board of Directors, it is acceptable to use electronic communications to conduct a virtual Board of Directors meeting. It is appropriate to notify members of the date and time of such meetings using e-mail, electronic messaging or other electronic means at the e-mail address or phone number provided by members and kept on file by the Association. All criteria and deadlines for notification are as described in this Section 3.10. All notices shall be mailed, e-mailed or otherwise messaged to current Directors.”

Upon motion by Lee Theis and second by Steve Brody, and with no comments from Directors or Homeowners, the motion was passed 24-0.

Section 3.10 Concerning Electronic Special Board of Directors Meetings and Action of Board:

Following the paragraph ending “…a statement of the purpose for which the meeting is called.”, insert the following paragraph: “When deemed appropriate by the Board of Directors, it is acceptable to use electronic communications to conduct a Special Board of Directors virtual meeting. It is appropriate to notify members of the date and time of such meetings using e-mail, electronic messaging or other electronic means at the e-mail address or phone number provided by members and kept on file by the Association. All criteria and deadlines for notification are as described in this Section 3.10. All notices shall be mailed, e-mailed or otherwise messaged to current Directors.”

Upon motion by Lee Theis and second by Steve Brody, and with no comments from Directors or Homeowners, the motion was passed 24-0.

Section 6.03 Concerning Publication of Rules and Regulations, Bylaws, and Other documents on

the Website:

Insert this paragraph at the end of Section 6.03: “It is deemed appropriate for the Board of Directors, by majority vote of the Board, to utilize electronic communications and techniques such as a website or electronic publication site designated solely to the Wawasee Spink, to provide updated and current publications of pertinent forms and data to member owners of the condo units. Examples are Bylaws, Covenants, Rules and Regulations, Minutes of Homeowner/Member Meetings, Minutes of Board of Directors Meetings, Insurance Certificates, Evidence of Community Property Insurance, Boat Slip Assignments, Personal Watercraft Assignments, Kayak Rack Assignments, Paddleboard Rack Assignments, Remodeling Request Forms, and Condo Sale Application Forms. Publication of such forms is not required, nor are the preceding examples intended to be all-inclusive in nature. Determination of which documents are published on the website is solely at the discretion of the Board of Directors.”

Upon motion by Steve Brody and second by Lee Theis, and with no comments from Directors or Homeowners, the motion passed 24-0.

Other Business

As previously communicated to Homeowners via e-mail, Chairman McCabe reported that the Board of Directors has decided to modify the timing of the budgeting process. Moving forward, the Board will be doing a budget workshop in October. The proposed budget will then be e-mailed to all Homeowners and we will have a Homeowners Association meeting in November to review, discuss and approve the budget. By doing this, we will have the approved budget in place prior to the beginning of the following year.

There being no further business, and upon motion by Steve Brody and second by Lee Theis, Chairman McCabe adjourned the meeting at 6:21 pm.

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Steve Brody, Secretary, Board of Directors