Minutes of the 2022 Annual Meeting of the

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

Held on June 4, 2022

The Annual Meeting of the Board of Directors of the Wawasee Spink Condominium Association. Inc. was held via Zoom on June 4, 2022 beginning at 10:43 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, Dennis Horn, and Charles McNagny, 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 2021 SEMIANNUAL MEETING MINUTES:

Chairman McCabe asked Steve Brody to report on the minutes of the September 4, 2021 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 2022-2023 year or until their successors can be duly qualified and elected: President Bill McCabe, Treasurer Mike Baker, and Secretary Steve Brody. Upon motion by Steve Brody and seconded by Mike Baker, 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 2022-2023 year or until their successors could be duly qualified and elected. Chairman McCabe further declared that in addition to the elected officers, Dennis Horn and Charles McNagny will serve as Directors and the elected officers will commence their duties immediately.

PIER COMPANY DISCUSSION:

The Directors discussed the current situation with Rookstool and other pier companies struggling with labor issues and ability to do installation in a timely manner with quality work. Bill McCully previously vetted the idea of the Spink, as one of the major pier and lift jobs on Lake Wawasee, exploring its options and potentially being viewed as a preferred customer. Dennis Horn suggested talking to Lakeland Pier. He uses Lakeland but wasn’t sure about their ability to handle the larger Spink job. Bill McCully is going to pull our pier and lift needs together and then talk to potential service providers, including Rookstool. This matter will be discussed further after Bill has had those conversations.

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.

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 2021. Upon motion by Dennis Horn and seconded by Charles McNagny, 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, 2021 through May, 2022, together with all budget matters approved by the Board from June, 2021 through May, 2022 are approved, ratified and confirmed.

EFIS REPAIR ON SOUTH SECTION:

There was a brief discussion of this situation. Mike Baker said that Larry Swank has a couple of people knowledgeable in EFIS who might be of help. The Directors agreed that “Stage 1” should be repairing EFIS issues causing damage to 108 (Schaefer) and 110 (L. Hill).

Dennis Horn brought up the issue of cracks in the tennis courts. Jim Beck will look into repair.

SOCIAL COMMITTEE FUNDING REQUEST:

At the Homeowners meeting prior to the Board meeting, Janet Hansen, Chair of the Social Committee, asked the Board to consider providing some funding to the Committee to help defray costs. The Board agreed to take this matter up at a suggested amount of $500 annually.

Upon motion by Steve Brody and seconded by Charles McNagny, the following was unanimously approved:

RESOLVED: That subject to annual budget approval, annual funding of $500 is approved to help defray costs of the Social Committee.

COMMITTEE APPOINTMENTS:

Chairman McCabe asked for a motion that the following Committee Chair appointments be made for the 2022-2023 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 Steve Brody and seconded by Dennis Horn, all Board Directors unanimously approved the Committee Chair appointments.

SETTING OF 2022 SEMI-ANNUAL MEETING AND OTHER DIRECTORS MEETINGS:

The Directors agreed that they will meet from time to time on an informal basis or by phone or Zoom as needed. The Board unanimously set the 2022 Semi-Annual Meeting of the Board of Directors to be held at 9:00 am on Saturday, September 3, 2022. 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 11:20 am.

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Steve Brody, Secretary of the Board of Directors

Wawasee Spink Condominium Homeowners Association