Minutes of the 2023 Annual Meeting of the Homeowners of the

Wawasee Spink Condominium Association, Inc. held on

June 3, 2023

The annual Meeting of the Homeowners of the Wawasee Spink Condominium Association, Inc. was held via Zoom on June 3, 2023. The meeting was called to order pursuant to a previously agreed upon date by the President of the Association, Bill McCabe, with written (email) notice of the meeting having been provided to all Homeowners by Secretary Charles McNagny on April 12, 2023, and Zoom invitation to all Homeowners from President McCabe on May 13, 2023. Charles McNagny took a roll call of Directors. All five Directors were present: Bill McCabe, Mike Baker, Dennis Horn, Charles McNagny, and Jeff Brisley. Also in attendance was Jim Beck, the Spink Property Manager.

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

The Homeowners who were present represent 23 of 32 Units, and a quorum was thus established for the meeting. A copy of the agenda for the meeting was emailed to all Homeowners on May 13, 2023, and is attached to these minutes.

Record of Proceedings and Minutes:

Bill McCabe designated that minutes of the meeting will be taken and prepared, and that a record of the meeting minutes together with any attachments will be kept. It was noted that the original copies of the minutes will be kept in the Wawasee Spink Condominium Association Minute Book and are available upon request. They are also posted on the website, [www.wawaseespink.com](http://www.wawaseespink.com). Charles McNagny will prepare and sign the minutes of this meeting.

Approval of Minutes of Prior Meetings:

The September 2022 Semi-Annual Meeting

Bill McCabe asked Charles McNagny to present the report concerning the minutes of the semi-annual meeting of the Association, held on September 3, 2022. Mr. McNagny reported that copies of the minutes were emailed to all Directors and Homeowners on September 15, 2022 for their review. He also pointed out that there was a typographical error in the minutes at page 5, stating that the 2023 semi-annual meeting of the Board would be held on Saturday, September 3, when that date should be September 2. Subject to that correction, Mr. McNagny made a motion that the minutes for that meeting should be approved, which was seconded by Bill McCabe, and the minutes were then unanimously approved.

The Meeting of the Board of Directors on November 3, 2022 to Consider and Approve the 2023 Proposed Budget:

Chairman McCabe then called upon Charles McNagny to present the report concerning the minutes of the November 3, 2022 meeting of the Board of Directors of the Spink Condominium Homeowners Association, Inc. to consider and approve the 2023 budget. Mr. McNagny reported that copies of the minutes were emailed to all Directors and Homeowners on November 21, 2022 for their review. Mr. McNagny made a motion that the minutes for that meeting be approved, which was seconded by Bill McCabe, and the minutes were then unanimously approved.

The Treasurer’s Report:

Chairman McCabe requested that Jeff Brisley, the Board’s Treasurer, give the Treasurer’s report and related financial information. Mr. Brisley reported that as of May 31, 2023 the Spink Checking Account had a balance of $61,865.42, which is higher than normal due to the deposit of an insurance settlement check from Auto Owners Insurance Company, the insurance carrier for the Spink, and that the Spink Reserve Account had a balance on that date of $329,242.35.

Mr. Brisley noted that income for the first five months equaled $230,335, which included income increases of prepaid dues by some owners, dues increases, special assessment income, and unbudgeted income in the form of insurance monies of $63,785. However, total expenses for the period equaled $126,561. Budgeted expenses for this same period were $95,668. This represents an overspend of $30,893. The overspend is attributable to unplanned and unbudgeted expenditures for: critical measures taken to stop water intrusions by way of foam dams at eves, at a cost of $28,860, and an electrical upgrade for the new well pump, at a cost of $9,100.

Addressing net income, Jeff said that it was higher than budgeted due to the insurance proceeds, but that without the insurance money, it would have been below budget. He stressed that there are still many expenses to be addressed for the roof work, and that depending on whether additional insurance money is obtained, additional provision may need to be made for unbudgeted and over budget items.

On motion by Charles McNagny, with second by Dennis Horn, the treasurer’s report was unanimously approved. The Treasurer’s Report, as of May 31, 2023, is attached to these minutes, as is a chart showing the dramatic rise in NIPSCO utility expenses which is concerning to the Board, and is pronounced during the winter months. It is recommended that there not be overuse of the hallway space heaters during the winter, as they use a great deal of electricity.

Extra PWC and Boat Slips and Kayak/Board Spaces:

Homeowners were reminded to remit payments for PWC spaces ($175 per space), extra boat slips ($300 per space), and kayak/board rack spaces ($100 pier space). As a reminder, billings do not go out for this; information is found on the website.

Ratification of Prior Acts:

Chairman McCabe explained that at each annual meeting the Board asks for a ratification of its actions and decisions since the previous annual meeting, including the semi-annual meeting and the budget meeting, and all acts taken pursuant thereto. Upon motion made by Charles McNagny and seconded by Mike Baker, the following resolution was unanimously approved by all members voting and present:

RESOLVED: That all purchases, contracts, compensation, 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, including the semi-annual meeting, and all budget matters approved by the Board and Budget Committee for the year ending December 31, 2023 be, and the same are, hereby accepted, approved and ratified by the members of the Wawasee Spink Condominium Association, Inc.

Discussion of Pending Matters:

Old Business:

Jim Beck discussed the water softener and water system upgrades, and said they were a plus for everyone. Jeff Brisley discussed the improvements made to the water system and the well. Both also discussed the Exterior Insulation and Finishing System (EIFS) and foaming work done over the last year to address water issues, and Jim Beck commented that he thought most of the problems had been addressed, or, were in the process of being addressed.

Mike Baker provided an update on the insurance claim with the Spink Insurance carrier, Auto Owners. He said the insurance claim had led to a recovery on garage damages, and tile roof damage, and that further recovery might be possible, and was being pursued. He also added that analysis of the roof during the claim process, including insurance company report and analysis on the roof, provided useful information on roofing areas to watch for needed repair and/or replacement in the future. Bill McCabe shared photographs he took of the roof repairs which showed damaged and rotting plywood, and storm and water damage related to the Spink claim. Barb Miller discussed the ceiling and living room damage to their unit that had resulted from the storm damage to the roof, and tile damage, and requested permission for these problems to now be addressed. On motion by Bill McCabe, second by Charles McNagny, the Board approved all necessary repairs, with the caveat that work be restricted to Monday through Friday during normal business hours. Gary Miller expressed concern that we could have more major storms in the future, and suggested that we needed to plan and prepare for such events, including adequate reserves.

New Business:

Sunset Hill Update:

There was then a discussion of the Sunset Hill improvements and tree plantings, and the donation plaques. Bill McCabe discussed that Citizens Bronze cancelled the order and gave a refund, but that a replacement supplier was found in Franklin Bronze, for only about $39 more in price, and that the plaques should now arrive in about 4-5 weeks, and a ceremony would be held for the contributors and owners shortly after their arrival. Jim Beck and several owners stated that the trees looked nice, but that there were concerns about the shade they would offer until they matured and grew larger. Barb Miller said that the trees looked great, but that the Hill needs some shade, and suggested either umbrellas, or some type of tarp. Bill McCabe said that there were concerns about whether people would put umbrellas down after using them, and that tarps would trap a strong wind and blow over or come loose. Mike Baker added that there is some shade available on the Lilly side common patio. Jeff Brisley suggested that a Task Force be established to investigate options to provide shade on Sunset Hill in advance of the new trees maturing. Bill McCabe agreed to this suggestion and asked that Jeff undertake this action, and invited Janet McCully to participate on the Task Force. Any other interested HOA members were invited to contribute as well.

Accounting of Sunset Hill Donations and Refunds:

Jeff Brisley, Treasurer, addressed the Sunset Hill donations and refunds. Mr. Brisley said that the funding for the project was covered separately from HOA funds by the generous donations of 17 Spink owners, each contributing $1,000. The work to remove dead trees and their associated stumps, and to install 3 new trees, stake, fertilize and mulch the area around the trees, and to procure and install memorial plaques came to a total cost of $10,750.30. The excess donations of $6,490.70 are being refunded to each of the donors equally. The donating owners can subtract the refund amount of $370 from their HOA dues, or assessment, or request a refund check for the $370. However, they should advise Link Accounting and Jeff Brisley of what they are doing, so that there is no confusion.

Property Manager’s Report:

Jim Beck reported that the pool heater was down but that he was working on repairs. He then described some problems with the front gate, and said there had been a failure with the clutch plate and repairs would be made. Jim then discussed some areas of the tile roof, and said that tile roof problems had been addressed and further work was contemplated but should soon be completed. Bill McCabe thanked Jim for his fine work for the Board and the owners.

Committee Reports:

Social:

Janet Hansen and Janet McCully are chairpersons of the Social committee. Janet Hansen spoke and said that a Home Tour is planned again this year, and that the one in 2022 was very popular. She also said that a breakfast cookout, or lunch or dinner, was under consideration. She said that there was a Spink Facebook page, which contained an event calendar, and urged homeowners to review it. She added that Thirsty Thursday would switch to a once-a-month format, using different locations. Janet said that there was a luau theme for this year’s flotilla. She also said she was planning to offer yoga classes.

On the subject of social matters, Barb Miller brought up concerns of first floor smoke from grilling, and said she often could not open her windows if grilling was going on downstairs. She said she and her family had been at the Spink from its inception, and originally no grills were allowed on the first floor, but now more liberties are taken regarding grilling, and that grilling smoke and grease goes upwards and affects those who live on the second and third floors. She observed that the second and third floors have no patios, and are confined to using either Sunset Hill or the grill at the other end of the complex, and would like some consideration from the first-floor owners, particularly since there are only nine owners on the first floor, in contrast to 20 on the second and third floors. In view of the smoke and grease problems, she asked that owners of first floor units show consideration for those on the upper floors. Charles McNagny spoke in support of Barbara Miller’s comments, and said that smoke was a concern for him and Deb, with their third-floor unit, and at times was strong enough that they could not open their sliding doors; he also added that grease from grilling affected and discolored the sliders. Mike Baker expressed concern that the first-floor owners enjoyed their patios and like to grill, and that patio owners would want to continue to do so. It appears that this is an area for further consideration and review, as owners need to be considerate of other owners, and have some give and take, and this matter may need to be revisited.

Grounds/Beautification:

Jim Beck addressed grounds, and said he had covered the topics and issues applicable to this topic.

Building:

Mike Baker said that building issues had been addressed in earlier comments, and that roofing and insurance issues were being addressed.

Dockmaster/Piers:

Bill McCully, Dockmaster, said that the piers were in, and in good shape. He said new ladders had been purchased.

Insurance:

Charles McNagny addressed insurance issues. He said that he and Steve Brody sought out bids for insurance coverage to make certain that the Spink was receiving excellent coverage at the most reasonable price. Our current carrier, Auto Owners, quoted a premium (discounted by about 10% for payment in full) of $16,099.46. The Conner Insurance Agency contacted other companies they represent, including Society, Hartford, Cincinnati, Nationwide, Liberty Mutual, Grange, and Grand River. A difficulty confronting the Spink HOA is that some companies will not quote due to the age of the building, and concerns about a waterfront location. Grange was much higher than Auto Owners. McNagny and Brody had conferences and correspondence with Hunter Kreft of Indiana Farm Bureau, and he made an initial quote, followed by a reduced quote after further review and conference, but was not able to match Auto Owners’ bid. After review, it was determined that Auto Owners represented the best value for the Spink, and therefore in October the Auto Owners contract was timely renewed. However, there will be further review of insurance issues this summer to again determine the best options for the HOA.

Byron Braun asked about umbrella coverage for the Spink. The current umbrella coverage is $5,000,000. That coverage and the other coverages with Auto Owners were reviewed at the time of the fall renewal, but will be reviewed again this summer as part of the overall insurance review.

Mr. McNagny also addressed the insurance claim with Auto Owners, and said that Mike Baker, assisted by Jeff Brisley, had done a great job in addressing that claim with Auto Owners, and that Jim Beck very effectively coordinated and supervised the contractor performing the work. Remaining issues regarding recovery of cost for additional decking would hopefully be resolved soon.

Rules/Remodeling:

Bill McCabe noted that Lee Theis was the chairperson for the Rules and Remodeling Committee, and that there had been no changes to the current rules.

Update of Units for Sale:

Chairman McCabe reported that there are currently no units for sale, but that units 106, 205, and 304 were sold in 2022.

Annual Election for the Association Board of Directors:

Charles McNagny addressed the annual election of directors. He said that initially, all five directors, McCabe, Baker, Horn, McNagny, and Brisley expressed an interest in continuing to serve on the board for another one-year term, and that Janet McCully timely announced an interest in a board position. Dennis Horn then determined that he would not seek re-election, and as a result, there were five candidates for the five board positions, and there would not be a contested election for the five positions. Mr. McNagny praised Dennis Horn for his work and dedication to the Spink Board and the HOA, and also noted the experience and qualifications of Janet McCully for a position on the Spink Board. He made a motion that Bill McCabe, Mike Baker, Charles McNagny, Jeff Brisley, and Janet McCully be elected and serve a one year term, running to the 2024 annual meeting. This was seconded by Bill McCabe, and the motion was unanimously approved by all members voting.

Fall Semi-Annual Meeting of the Board of Directors:

It was decided that the 2023 semi-annual Board of Directors will be held on Saturday, September 2, 2023 at 9:00 am via Zoom unless otherwise changed. Several owners had expressed an interest for a hybrid meeting, with some attending via Zoom, and others through a Zoom meeting of those present in the Common Room. This will be investigated with further notice to the owners. While the fall semi-annual meeting is a board of directors meeting, all owners are welcome to attend.

June Miller expressed support for an in-person meeting in the Common Room because it was a social occasion that people enjoyed. Deb McNagny supported an in-person meeting because it brought people together, and supported a neighborly feeling at the Spink. Bill McCully said he would work on setting up a Zoom facility in the Common Room for people who would be at the Spink and wanted to attend the meeting in the Common Room.

Other Items:

Lisa Rosales said there was a light out at the outside entrance door. Barb Miller said the elevator she and Gary used had a tendency to slam shut and needed to be adjusted. Chairman McCabe reminded owners that they should immediately report maintenance items to Jim Beck in person or via email ([jim.beck145@gmail.com](mailto:jim.beck145@gmail.com)), and not wait until a membership meeting.

Chairman McCabe brought up an issue involving the Wawasee Spink Storage Condominiums. A storage condo was purchased by an outside individual without first being offered for sale to owners at the Spink. The new owner has not paid necessary expenses and assessments, and the condominium owners had to hire attorney Steve Snyder to file a lien against the delinquent owner after he would not respond to efforts to contact him and obtain payment. Further legal efforts are contemplated, including possible legal proceedings. MariAnna Shepherd expressed her concerns about the right of first refusal process not being followed and Spink owners thereby being excluded from an opportunity to purchase a storage condo. Bill McCabe said that many people were interested in having one of the large Spink Storage Condominiums, and that owners must follow the rules. He further advised MariAnna that a complaint could be filed about an owner improperly handling such a sale.

Charles McNagny said he would send out the most recent address, email, and cell phone lists, and asked that owners advise Jim Beck and him as to any changes.

Adjournment of Meeting:

There being no further business to come before the Board, on motion by Charles McNagny and second by Dennis Horn, the annual meeting of the Homeowners Association was unanimously adjourned at 10:25 am., to be immediately followed by the 2023 Annual Meeting of the Board of Directors of the Wawasee Spink Condominium Association, Inc.

Charles McNagny, Secretary of the Board of Directors

Wawasee Spink Condominium Association, Inc.

Reminder #1: Please send Charles McNagny 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