

MINUTES - WILD EAGLE LODGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING BY
CONFERENCE CALL AT 9:00 AM ON 11 APRIL 2018

ATTENDANCE: MIKE PELANT, DAVE ZUEGE, DAVID REINER, JIM MCGRATH, CURT BRADLEY AND CHRIS GREBE.

1. The meeting was called to order at 9:03 AM by President Mike Pelant.
2. A motion was made by Dave Zuege and seconded by David Reiner that the minutes of the Board of Directors Meeting on 5 March 2018 be approved. The motion was passed unanimously.
3. Curt Bradley introduced the Board of Directors and Chris Grebe, Fox Valley Investments, LLC to one another.
4. Curt Bradley explained that Antrim Inn Management, LLC, Antrim Inn, LLC and Wild Eagle Resort, LLC were selling their operations and assets to Wild Eagle Lodge, LLC and Blue Heron Restaurant, LLC, two companies formed by Chris Grebe and his associates. The close of this transaction is scheduled for 30 April 2018. Chris and his associates would then begin operation the next day, 1 May 2018. As part of this change, Curt will resign from the Wild Eagle Lodge Condominium Association Board of Directors at the end of the day on 30 April 2018. After some discussion it was moved by Jim McGrath and seconded by Dave Zuege that Christopher R. Grebe be appointed to the Board to fill the Curt Bradley vacancy. The motion was passed unanimously.
5. As part of the 30 April 2018 close, Curt Bradley will terminate the Antrim Inn, LLC lease for the Blue Heron Restaurant. He will also terminate the contract for Antrim Inn Management, LLC to manage the Wild Eagle Lodge Condominium Association. With the permission of the Board, Blue Heron Restaurant, LLC would enter into a contract to take over the Blue Heron lease on 1 May 2018, with the lease to be identical to the existing lease and to expire on 31 December 2018. Wild Eagle Lodge, LLC would do the same regarding the Wild Eagle Lodge Condominium Association management contract.

After some discussion it was moved by Dave Zuege and seconded by Jim McGrath that the Board accept the termination of the two Antrim Inn Management and Antrim Inn contracts on 30 April 2018. The Board also approved a Blue Heron Restaurant lease by Blue Heron Restaurant, LLC as well as a Wild Eagle Lodge Condominium Association management contract with Wild Eagle Lodge, LLC. These contracts are to be identical to the existing contracts and will expire on 31 December 2018. Curt Bradley will make the changes to the existing contracts and send them to President Mike Pelant for his signature. The motion was passed unanimously.

6. Old Business: Mike Pelant discussed a meeting on 6 and 7 April 2018 between Chris Harmann, General Manager, and an IT associate of Mike's from Milwaukee, regarding installing wireless security cameras on the property. They walked the property and did some testing of various wiring. At this point more items need to be looked at but it looks like 17 cameras will complete the wireless system. The equipment will cost approximately \$3,500, and the cost of wiring, additional equipment and installation will about double that cost. The Board discussed the

project and was very positive about going forward. It is hoped that it can be completed before Memorial Day. As soon as a final cost can be determined it will be sent to Board Members.

7. **New Business.** It was recommended that one of Chris Grebe's associates, Chris Bruno, a manager of numerous condo associations in Chicago be added to the Landscaping Committee. It was moved by David Reiner and seconded by Jim McGrath that Chris Bruno be added to the Landscaping Committee. The motion was passed unanimously.

Curt Bradley told the Board that he had received calls from some Owners regarding someone praising the Wild Eagle Lodge on social media and then talking about their Unit as a good rental property. After some discussion it was decided that Curt Bradley send a managers update to owners explaining that this is not acceptable behavior and if it continues all rental agreements will be terminated and a penalty clause will be entered into new contracts stating that if an owner markets their unit they will be removed from the rental program. After some discussion it was moved by David Reiner and seconded by Dave Zuege that this be done. The motion was approved unanimously.

8. Since Curt Bradley is resigning from the Board of Directors on 30 April 2018 Jim McGrath volunteered to assume the position of Secretary. It was moved by David Reiner and seconded by Dave Zuege that Jim McGrath be appointed Board Secretary effective 1 May 2018. The motion was passed unanimously.
9. There being no additional business it was moved by Curt Bradley and seconded by David Reiner that the meeting be adjourned. All were in favor. The meeting was adjourned at 10:08 AM.

Curtis D. Bradley, Secretary