

Minutes of WELCA Annual Membership meeting on Saturday November 07, 2020 via zoom and cell phone only.

President Mike Pelant **called meeting** to order @ 1305. Mike welcome everyone to our annual meeting via both zoom and cell phone connections. There was no on site annual meeting per a board of directors decision because of precautions to protect all members during the COVID-19 pandemic. WEL GM Justin Behling (on site at WEL property) was in charge of the zoom platform during this annual meeting. Mike then turned the meeting over to the WEL LLC managing partner Chris Grebe, who introduced Mark Rose (CEO of Discover Media Works) and Josh Bye (also from DMW). Mark then gave a presentation of what his company does. His company works with destination resorts to promote their properties. Upon Mark's presentation, mike turned the meeting over to Secretary James McGrath SR.

James McGrath SR began **calling of the roll of Unit owners** saying unit(s) number and listening for a verbal response. Owners of Fifty One (51) units are present via zoom or cell phone, thus more than the required 51% of the total votes of the Association are present. James McGrath SR **certified** that there are also Ten (10) **proxies**.

President Mike Pelant acknowledge **that Proof of notice of** meeting was given.

Jackie Rozga made a motion **to approve WELCA 2019 annual meeting minutes** and they were seconded by David Luebke. Motion passed unanimously.

Mike Pelant began the **reports of officers** by saying hello to all fellow owners at this annual meeting. Mike then talked about the COVID-19 pandemic affecting WEL with lots of board meet occurring during this time period. Mike also thanked all attendees for being at this annual meeting and expressed his gratitude for seeing attendance grow each year. Vice President Chris Grebe then expressed his gratitude to GM Justin Behling and his staff for their work and thoughtfulness during this pandemic. Mike agreed with Chris's comment and he also thanked his fellow board members and all his fellow owners during this pandemic period. Treasurer Dave Zuege started his discussion by saying that 2020 was a very unusual year for WELCA. 1st quarter comparisons were: 2019 profit \$1,300, 2020 profit \$17,000. 2nd qtr 2020 had a positive margin and had spent a significant amount on improving our resort property. 1qtr 2020 qtr went back to normal with a \$8,000 profit. Thus the first three (3) quarters of 2020 show about a \$40,000 profit. Dave then explained that GM Justin Behling took on most of the task of preparing WELCA proposed 2021 budget. Most of the proposed 2021 budget is based off the 2020 approved budget with a proposed \$30,000 profit in this proposed budget which can be used for capital improvements on WELCA property during 2021. A owners (John ?) asked what capital improvements would be done and Mike Pelant stated asphalt coating is needed about every two (2) years and upkeep on the docks and painting on upper parts of the condo buildings. A owner (Sally ?) asked why there is a reduce dollar amount in expenses for cleaning and janitorially supplies for 2021. GM Justin Behling stated that they switched to a different supplier. This expense items is for common areas of WELCA property such as the indoor pool. A owner (Brent 108) asked about our internet speed and Mike Pelant stated that cost of upgrading would be thousands of dollars. But Justin Behling is looking into possible solutions that might become

available. There were no more questions about the proposed 2021 WELCA budget. Dave Zuege made a motion to approve the proposed 2021 WELCA budget and it was seconded by Chris Grebe. This motion passed unanimously by voice vote of the membership present.

Mike Pelant gave a **report of the landscaping committee** which consist of James McGrath S, Chris Bruno and myself. Also year we had a sceptic system issue and this coming year we will look at landscaping projects on the property via a onsite meeting in the spring.

Secretary James McGrath SR gave a report on the result of **election of** directors for 2021 calendar year. He explained the entire voting process to the attendees and stated that only the current five (5) board members had been nominated for election for the 2021 calendar year. Therefore, under WELCA bylaws Chris Grebe, James McGrath SR, Mike Pelant, Jackie Rozga and Dave Zuege will serve as WELCA board of directors for 2021. James McGrath SR thanked the membership for their confidence in the five (5) of us.

No unfinished business

Mike Pelant under **new business** stated seventeen (17) submitted questions were received prior to this meeting. A request for questions to be submitted prior to this annual meeting was sent out sixty (60) days prior to today. A reply to these questions were sent to all owners prior to today by GM Justin Behling (he did a nice job). Our association had used this process last year too!!! James McGrath Sr informed the attendees that numerous persons had submitted the same question while he was compiling the questions in his unit over a period of two (2) days. Now, the floor was open for additional questions. A owner (Sally ?) asked a question about OTA'S fees. Chris Grebe stated that OTA's fees will stay at this time. Sally then asked Chris if the three (3) bedrooms and the one (1) bedroom units in the rental program could be taken out of the OTA's fees. Sally also stated that these one (1) and three (3) bedrooms do just fine thru the normal call-in reservation request, just keep the two (2) bedrooms in the OTA's fee. Chris Grebe said that we could look into it. Chris Grebe said that it hadn't been proposed in the past. Mike Pelant then stated that he see no issues in Sally's proposal and maybe we have the flexible to do that. Justin Behling said that he believes that you could take individual types off but will have to review what agreements are in place but could block off certain unit types. Chris Grebe then stated that there is no side agreements and we stick to the rules, one (1) rental agreement keeping things fair. Sally then stated that things won't change because you (Chris) have most of the votes. Mike Pelant concluded this discussion on OTA'S saying that this item is not taken lightly and as a board it is always "heads in beds". I have always pushed to get owners as much return as they can. A owner (Brent) then asked what percentage of rentals used the OTA system via regular rental system. Chris Grebe said that he wasn't sure the number but that we could look into it for sure and that there is more value thru that channel and this year was a very strange year, that in a normal year OTA's were lower. A owner (Dave) asked about the boat docks that are taking a beating and Mike Pelant said that we are looking at the condition of the docks. Dave also asked how can the number of people in a rental unit be controlled to the maximum allowed, Justin stated that it's hard to control but if someone informs us we will check it out as much as can be done. A owner (Mary) asked about the duvet system, why the duvet won't being clean and why the blankets weren't inside the duvets. Mike Pelant responded by saying that the board had addressed these issues and that they were being resolved. A owner (Marilyn) stated a discussion about the Blue Heron resturant saying how bad the reviews were on Yelp and that employees were horribly treated at the beginning of the pandemic and that the Blue Hereon is a free advertising tool and is anyone

working on a plan to bring it back next summer. Mike Pelant stated that the restaurant never has made a dime and it cost both WELCA and WEL,LLC money each year but it's a great amenity for the property just like the indoor pool, tennis court etc. WEL,LLC focused on the resort during this pandemic not the restaurant so we closed the restaurant. The future of the restaurant is under discussion. A owner suggested that we outsource the restaurant building. The membership was made aware that the WELCA owns the building and that the board approves a lease agreement. Again, the future of the restaurant is under discussion. A owner (Dave) asked about new ownership of units this past year and Justin Behling stated that three (3) units have pulled out of the rental program. A anonymous owner (via board secretary) questioned why condo fees aren't the same amount because all units have the same common elements that they pay the condo fee for and the condo documents should be changed. It would be very expensive to change. Then the issue of what the Eagle Haven rental unit pays in monthly condo fees was discussed. The membership was informed that WELCA and WEL,LLC negotiated a higher monthly fee for eighteen (18) months and it will be reviewed at the end of the period. The monthly amount that WELCA pays to WEL,LLC is for the management company to run the property and it does not cover all the payroll of the staff. A request for owners to receive a list of other owners will be sent if request said GM Justin Behling.

Mike Pelant requested a motion to adjourn. James McGrath SR made that **motion to adjourn** and Chris Grebe made the seconded. Motion passed unanimously by voice vote @ 1540.

Respectfully submitted
James McGrath SR, Secretary