

Regular Annual Meeting Notice

WHO: Unit Owners in the Town Homes of Whitefish Bay Condominium Unit Owners Association, Inc

WHAT: The Regularly Scheduled Annual Meeting of the Unit Owners

WHEN: Monday, January 12th, 2026 at 6:45 PM.

There is an open forum from 6-6:45 PM before the meeting is called to order.

WHERE: The Program Room (upstairs) of the Whitefish Bay Public Library

WHY:

- 1.) The usual business including comprehensive reports of the affairs, finances, and budget projections of the association.
- 2.) Election of directors (3) and officers.
- 3.) A vote to accept a resolution approved by the board to set the compensation for the president.
- 4.) A vote to accept a resolution approved by the board to set the compensation for the secretary.
- 5.) A vote to accept a resolution approved by the board to set the compensation for a vice-president.
- 6.) A vote to accept a resolution approved by the board to set the compensation for an assistant secretary or assistant treasurer.

With regards to #1:

The board approved a setting the monthly assessment to \$250 effective January 1st, 2026. We are currently working with our local accounting team to eliminate any discrepancies between our balance sheets and our bank accounts and forecast the 2026 budget. We anticipate this will be completed before the end of 2025. The most up-to-date budget projection will be available on our website (<https://sites.google.com/view/thetownhomesofwhitefishbay/home>) under the section titled "Annual Meeting Materials."

With regards to #2:

There are 3 open positions on the board of directors. One is for the remainder of the term for the class of 2028. The other two will be for the class of 2029. So far, 3 individuals have expressed interest in serving on the board: Jameelah Shareef, Jody Troudt, and Matthew Vicari. Nominations will also be taken from the floor.

With regards to #3, #4, #5, and #6:

WHEREAS, “The compensation of all Officers of the Association shall be fixed by the Board of Directors” pursuant to Article V, Section 5.3 of the Bylaws; and

WHEREAS, Article V, Section 5.3 of the Bylaws goes on to state that such compensation is, “subject to the approval of Unit Owners having a majority of Votes in the Association;”

The Board of Directors adopted the following resolutions on November 17th, 2025, with the policies to take effect on January 1st, 2026, subject to the approval of the unit owners:

(#3) Monthly compensation for the Association President will be an amount equal to twice that of the monthly Assessment.

(#4) Monthly compensation for the Association Secretary will be an amount equal to twice that of the monthly Assessment.

(#5) Monthly compensation for a Vice-President of the Association will be an amount equal to twice that of the monthly Assessment, except, during any month where the association is under contract with a professional management firm, accounting firm, or other relevant professional to act as its agent in providing services otherwise performed by the Vice-President for even a portion thereof, compensation for the Vice-President for that month will be an amount equal to the monthly Assessment unless the Vice-President is performing the duties and exercising the powers of the President as a result of the President’s absence or disability .

(#6) Monthly compensation for an Assistant Secretary or Assistant Treasurer of the Association will be an amount equal to the monthly Assessment.

To request a paper copy of these resolutions or the 2026 budget forecast, please email secretary@thetownhomesofwhitefishbay.com or write to the association at 4833 N Santa Monica Blvd.