September 9th, 2026

TO: Eagles Cove Condominium Association, Inc
RE: 2026 Annual Meeting

Notice is hereby given that the Annual Meeting of the Eagles Cove Condominium Association, Inc. shall be held on **Monday, October 5th, 2026, at 6:30 PM** at the North Prairie Village Hall, 130 N. Harrison Street, North Prairie, WI 53153 in the Community Room.

Registration will begin at 6:00 PM. If you have a proxy, please show up early so as not to postpone the start of the meeting. The following matters will be brought before the Association:

a) Approval of last year's Annual Meeting Minutes
b) President's Report
c) Treasurer's Report
d) Election of Board members
e) Any other business that may come before the Board.
f) Adjournment

If you have an issue you wish to bring before the Association at this annual meeting, please contact Sentry Management no later than Friday, October 2nd, 2026. Members of the Association will be allowed a limited amount of time to address the board on issues submitted to Sentry prior to the meeting to allow time to address all business items on the agenda.

There will be one seat up for election. If you are interested in running for a seat on the Board of Directors, submit your Nominee Profile to Sentry Management so that your name can be placed on the ballot. All nominees must submit a Nominee Profile and must have a short, prepared speech to address the association prior to the vote. Nominations from the floor will also be accepted. Nominations will not be accepted from members with past due association fees.

If you are unable to attend the meeting, please complete and return the enclosed proxy to Sentry Management by Friday, October 2nd 2026, by email: dendemann@sentrymgt.com, Mail: 224 N. 76th Street Milwaukee, WI 53213, or deliver it to a board member or you may have your proxy representative present it upon registration at the meeting. Please make sure you fill out the entire form so that your vote counts.

We look forward to seeing you at the meeting.

Sincerely,

Drew Endemann
Community Association Manager
Sentry Management
Managing Agent for Eagles Cove Condominium Association, Inc.

Eagles Cove Condominium Association, Inc.

2026 Annual Meeting

Agenda

DATE: Monday, October 5th, 2026
TIME: 6:30 PM
PLACE: North Prairie Village Hall
130 N. Harrison St, North Prairie, WI 53153
Community Room

1. Call to Order
2. Establishing a Quorum
3. Approval of 2025 Annual Meeting Minutes
4. President's Report
5. Treasurer's Report
6. Elections of the Board of Directors
7. Any other business
8. Adjournment

October 6, 2025

Eagles Cove Circle Association
Annual Meeting Minutes

A quorum was present. President Mark Vande Heuvel called the meeting to order at 6:30 PM.

New condo association members were introduced by Mary Ellen Comp and were welcomed by the meeting attendees.
They include: *Mark & Jackie Lemke- Unit 200; Dan & Eunice Walker-Unit 207; Todd & Pam George-Unit 209; Mike & Mary Jo Koslosky-Unit 314. Condo 318 is near closing.*

Approval of 2024 meeting minutes. Barb Dressler made a motion to approve the 2024 ECC minutes, seconded by Nick Edson. The 2024 Annual Meeting minutes were unanimously approved.

Mark Vanden Heuvel-2025 ACCOMPLISHEMENTS:

- PAINTING OF CONDOS-Surdyk Decorating from Eagle was hired to paint 3 buildings that are 200/202; 224/226; 304/306. In 2026, we plan to paint 4 buildings, which include 100/102; 207/209;212/214;300/302. After 2026, we will have 10 buildings that still need to be painted.

- PONDS- Two of the waterfall pumps were replaced. A question was asked about the warranty for the pumps, which we will look into. Other pond lighting issues have been resolved for now. The timer for the fountain in the center pond was replaced. The plan is to have the pond lights removed for the winter to prevent build-up of algae on the lights.

- SNOW PLOWING-We signed a new snow plowing contract with Badgerland for our road snowplowing and snow removal from driveways & sidewalks. We are looking for a location for the BobCat this winter (used by Badgerland). We are in conversation with John at Badgerland about a location rotation.

- LANDSCAPING-Mulching around trees and flower beds was done. We signed a new 2-Year Contract with BK Landscaping. The annual cost went up by $3,450 for 2026 with no additional increase for 2027.

- ROADS, SIDEWALKS & DRIVEWAYS-A contract with Johnson & Sons has been approved to fill cracks in road and do necessary concrete repair on sidewalks. The filing of the cracks is scheduled for October 2025 on 10/16. $5000 cost estimate.
  A plan for the extensive work for driveway repair is needed. Driveway repair, correcting the drop of the driveways at the garage entrance needs to be done. We have planned to budget $10,000 a year for this. All driveways should be completed within 3 years.

- SEPTIC SYSTEM-The septic system has been working well. We do have an outstanding need to add a notification system, should any malfunction occur. Todd Stair, our advisor at Herr, is meeting with us to look at what type of alarm at the control panel would be optimal for us. Two options are being looked at. The cost of the notification system is estimated at $10/

month for a cellular option and atthis time what the cost for a second holding tank approach.

- ROOFS-We hired Roofing Consultants Limited (RCL)to oversee the roof replacements. They created a comprehensive specification of our needs and sent an invitation to 4 different roofing contractors. TMC Exteriors, LLC, was low bidder. We met with Tom Frizzle, owner of TMC, and Bryan Horvath of RCL to select the best solution for ECC. Roofs on 5 selected buildings will be re-roofed this year. They are:101/103; 228/230; 207/209;208/210; 211/213. A preliminary schedule for start date has been provided. Gutters and downspouts are included in the price. Start date expected is 10/13/25. Time is of the essence since the price of shingles keeps rising. A chart providing our criteria was used to compare the bids. It was determined that the best solution was also the low bid option. RCL is project managing the implementation of the roofing process.
  The selection criteria is available under separate cover. Among other items, we did look at age as one of the criteria. 2 buildings are around 25 years and are first on the list for 2025 list. RCL is project managing the implementation of the roofing process.

- INSURANCE-This insurance relates to the Septic System. The question was raised as to whether we could insure the Septic System. There is no real insurance for the whole system, but there is a warranty on the new pumps. The board will check the pump warranty details.

- FORECLOSURE-We have begun foreclosure on unit 218 due to non-payment of special assessments, monthly fees and failure to correct problems with deteriorating windows. We are awaiting a court date to proceed.

- FINANCIAL REVIEW:
  We put $150,000 into a 1-year CD @ 4.25% interest at Landmark Credit Union. The remaining Reserve Funds were put into a money market account at 3% interest with Greenwoods State Bank. These funds can be withdrawn at any time without penalty. We plan to put future reserve funds into this account until the roof replacements are complete.

- INSURANCE-This insurance relates to our ECC association master policy and our total liability/protection. Insurance costs continue to rise. A chart showing the change since 2021 is included with the packets that were supplied. You can see that there were substantial increases 2021-2025. This is why we had to increase the deductible from $10,000 to $50,000. Even with the raise in the deductible, the cost amounts were substantial at a total of $52,682 since 2021. We have budgeted for a 15% increase for 2026. Jamie Gil manages the insurance in our behalf.

- ELECTION OF BOARD MEMBERS
  There are 2 openings on the ECCA board with the resignation of Mark Vanden Heuvel and Mary Elle Comp. The new members will be Pam George (condo 209) and David Meade (condo 107) who will serve along with Jim Koester. Bea Govin and Brad Kieck objected to not being allowed to nominate board candidates from the floor. Jamie Gil explained that because we had 2 candidates submit their nominations ahead of time that there was no need to go to the floor for additional nominations. Glenn Pinkowski made a motion to

approve the new board members, and it was seconded by Brad Kieck. The candidates were approved.

- 2026 BUDGET SUMMARY-CHANGES
  - BK Landscaping budget increased by $2,680
  - Lowered total additional landscaping by $27,000 due to no mulching in 2026
  - Decreased snow removal by $2,500
  - Increased budget for pond maintenance -$1000
  - Painting for buildings- Increased the budget by $9000 to allow painting of 4 buildings in 2026
  - Cost for MPC management-increased the budget by $600
  - Insurance costs -increased budget by $40,716.65
  - Increased HOA monthly dues to $550 of which $69.00 will go into reserves.

- POLICIES /GUIDELINES
  - Changes to exterior of buildings require submittal of an architectural request for board approval. Included but not limited to items such windows, doors, decks, patios, lights, trees, shrubs. Failure to provide the request may result in the removal of the change or fines being assessed.

- COMMENTS-

1. Ken Dressler asked if insurance cares only about the age of the roofs and not the condition of the roofs, then why don't we use cheaper shingles that don't last that long. The response was that we don't want to have to replace roofs any sooner than necessary and cheaper shingles may last only 10 years.
2. Concern was expressed for being careful not to block the shared driveways with dumpsters when roofs are being installed.
3. Amanda Alioto commented that, if possible, in the future we give more advanced notice when implementing a special assessment. She noted that it has been a financial hardship for her.
4. Brad Kieck asked what RCL is charging us to coordinate the roofing project. The response was that for the first year 3% of the contract amount plus $2000 per building will be paid. For years 2-6 RCL will receive 2% of the contract amount plus $2000 per building.
5. Kathy Gilbert brought up the concern that the roofing dumpster would block their driveway.
6. Concern was expressed that perhaps our goal for reserve funds is too low. (Increasing the funds is what we are working on)
7. Will resurfacing the road be a priority in 2026? The road that exists was installed in 2010. It will eventually need to be replaced. Life expectancy is 30 years; 15 years are left.
8. David Meade thanked the board for its work in the past year.

- OTHER
  - Reminder:
    Celebrate the Holidays at the **ECC Christmas Party -December 31, 2025. Hosted by Joe & Mary Ann Mundwiler (Condo 214)- 5 PM**

No further discussion was held. Glenn Pinkowski made a motion to adjourn the meeting. It was seconded by Bea Govin and was unanimously approved.

Respectfully submitted,
Mary Ellen Comp

EAGLES COVE CONDOMINIUM ASSOCIATION INC.
BOARD OF DIRECTORS NOMINATION FORM

Name_____

Address _____

Phone #_____ Years as ECCA Homeowner _____

Qualifications and interests – attach a separate page if additional space required.

_____

_____

_____

_____

_____

I hereby certify that I am the legal owner of the above-referenced unit at Eagles Cove Condominium Association, Inc., and consent to the distribution and posting of the above or attached information to all unit owners for election purposes at the annual meeting. I hereby request that my name be placed in nomination as a candidate for election as a Director of the Eagles Cove Condominium Association, Inc.

Signature _____Date _____

Nomination forms must be received **Friday, October 2nd, 2026,** to be included on the ballot. Mail or email nomination papers to:

Eagles Cove Condominium Association, Inc.
c/o Sentry Management
224 N. 76th St
Milwaukee, WI 53213
dendemann@sentrymgt.com

Eagles Cove Condominium Association Inc.
2026 Annual Meeting

Proxy

I/We_____, being a member in good standing, nominate, constitute, and appoint as my/our agent and proxy: _____, or the Eagles Cove Condominium Association, Inc. Board President, to act in my/our name, place, and stead, and vote as they see fit on all issues that may arise at the annual meeting of Eagles Cove Condominium Inc, North Prairie, WI 53153 and all adjournments thereof.

This general Proxy shall expire in 90 days, unless sooner revoked by me/us.
Given this _____ day of _____, 2026.

Print Name (s) _____

Signature_____

Signature (if applicable) _____

Address_____