

2027 ANNUAL MEETING AGENDA

Tuesday, October 6, 2026, 7:00 PM (Social Hour Starts at 6:00 PM)

Cascade Prime Steak & Seafood, 320 E. Colfax Ave. Unit 110, South Bend, IN and Zoom Video Stream

1. Call to Order and Roll Call

Dr. Mark Thompson (President)

2. Administration

Tom Panzica (Secretary)

- Declaration of Quorum
- Approval of Annual Meeting Minutes dated October 8, 2025

3. Treasurer's Report

Tyler Glynn (Treasurer)

- Report on the Association's current financial condition

4. Budget and Property Manager's Report

Ashley Brazo (Property Manager, Cressy)

- Report on notable operating issues of the past year
- Presentation of proposed 2026 Operating Budget
- Vote to approve the 2026 Operating Budget

5. Election of Board Director(s)

Tom Panzica (Secretary)

- Presentation of Nominees
- Submission of Ballots
- Election Results

6. Committee Reports

Property Committee

Tom Panzica (Chair), Chris Lemert, Matt Hall (Members)

- Report on Cascade restaurant water-consumption analysis and agreement with Navarre Hospitality regarding increased reimbursement of utility costs; plus discussion of potential future submetering
- Reconciliation of previously unbilled Association share of exterior planter maintenance
- Planned installation of service-corridor coat racks to reduce hallway clutter
- Ongoing Navarre discussions regarding shared dumpster usage with Stephenson Mills

Finance Committee

Tyler Glynn (Chair)

- Report on an ongoing Long-Term Replacement Reserve study

Social Committee

Renee Chapple (Chair), Diana Panzica (Member)

- Update on monthly "First Tuesday" Aqua Bar social gatherings
- Are there other resident-desired outings or events?

Technology Committee

Mike Chapple (Chair), Tom Panzica (Member)

- Update on past year internet service improvements with the transition to Aunalytics

7. Unfinished Business

Tom Panzica (Secretary)

- None

8. New Business

Tom Panzica (Property Committee)

- Update on Phase II, Colfax Avenue, and Colfax Bridge construction activities and site access with related impacts to our property

9. Open Forum / Privilege of the Floor

Unit owners may address Association matters for up to five (5) minutes each. The Board and/or Property Manager may provide a brief response as appropriate.

10. Adjournment

Tentative Date of Next Annual Meeting:

Tuesday, October 5, 2027 | Time and location to be determined.