

THE BREAKERS CONDOMINIUM TRUST

Board Meeting Minutes

Pursuant to the Bylaws of the Breakers Condominium, a meeting of the Board of Trustees was held on Wednesday, February 21st at 5:00 PM

The meeting was called to order (motion by AZ, second by LB) and a quorum was achieved.

In attendance by Zoom conference call:

Trustees: Alana Zion (AZ), Lisa Baron (LB), Tina Conlon (TC) Great North Property Manager: Eric Baer (GN),

Board meeting:

- A. Financials and the delinquency report was discussed.
- B. Insurance renewal date of May 1st confirmed. The renewal cost will require a supplemental fee but the cost is unknown at this time.
- C. Ongoing Maintenance issues and future capital expenditures were discussed.
- D. Continuing Water infiltration issues were discussed and the board is working with Engineers and Water Restoration companies to develop next steps for building envelope
- E. Parking Lot water build-up continues to be investigated by Drainage companies.
- F. Debit card approved for building purchases (\$500 limit)

Future Projects

- 1) Irrigation System Leak Repair-opening up parking lot for repairs then refill
- 2) Boilers-need repair or potential replacement of one or more of them
- 3) New Awning

Communications:

- Board confirmed more voice blasts are being sent for residents/owners of ongoing projects and issues.
- Confirmed more emails are being sent notifying residents/owners of issues in the building.

Schedule Next Meeting - The next Board meeting is scheduled for March 20th at 5pm.

Adjournment-There being no further business, the meeting was adjourned at 6:30 PM

Following the meeting, the board held separate meetings with Shawntelle Dillon and Jon O'Donnell to discuss their interest and skills to be on the board. The board voted unanimously to appoint both Shawntelle and Jon. Eric (GN) will be providing Trustee forms to complete and once registered, the owners will be notified.