

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 Tuesday, January 16th 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),
Later joined by:

Atlantic Restoration: Rowen T., Ted F.

Resident requested to participate and joined zoom call to express leak concerns and communication issues

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 Atlantic Restoration to develop next steps
- E. Parking Lot water build-up being investigated with Drainage companies.
- F. Plumbing Repair completed by Houghton 6th -11th floor New drain pipes hallway.
- G. Yearly Fire Alarm inspection scheduled.

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

Atlantic Restoration joined call:

Atlantic Restoration presented their findings from exploratory project work.

Follow-up questions from the board is continuing

Atlantic Restoration left call.

Resident joined call:

Resident expressed continuing leak concerns in their unit and communication issues.

Resident left call.

Communications:

- Board agreed to more voice blasts for residents/owners of ongoing projects.
- Periodic newsletters will resume and more emails will be sent notifying residents/owners of issues in the building.

Schedule Next Meeting - The next Board meeting is scheduled for February 21st at 5pm.

Adjournment-There being no further business, the meeting was adjourned at 7:00 PM