

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 Monday, March 25th at 5:30 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), Jon O'Donnell (JO), 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 renewals: Property and Wind not renewed by Insurance company due to not covering coastal properties any longer. Proposals will go out to bid for start date of May 1st. 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. Awning update (LB). 22k for Metal, 10k for fabric, 12 weeks for manufacture. 2 board members suggested the alternative of a bigger metal sign. (LB) will get a quote from sign company.
- G. Lower Level door repair completed
- H. Spring clean up – Landscape company will complete. (GN) will get proposals.
- I. Board agreed to new rule of no dogs thru the main lobby. All entrance/exit of dogs thru lower lobby. (GN) will send residents notice.
- J. Trash left in carriages in lower lobby. (GN) will send letter to residents
- K. Debit card approved for building purchases (\$500 limit)-(GN) will arrange

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

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 April 24th at 5pm.

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