

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 December 17 at 5:00pm

In attendance by Zoom conference call:

Trustees: Alana Zion (AZ), Jon O'Donnell (JO), and Tina Conlon (TC)

Great North Property Manager: Gina Lepore (GN)

Board Meeting:

- The Board reviewed the Financials from November and accepted as present
- Board reviewed owners in arrears and statuses

GN Action Items

- New management Company Transition effective 3.1.26 from Great North to Mulberry Property Management
 - Board to notify management when to send notices to owners
- Board to decide at a later date if they will appoint 2 new trustees
- Waiting on new camera installation and DVR replacement with electrician
- Schedule Modern Pest follow up for affected units and get quotes for all unit inspection.
- Follow up with Plumber on hot water issue affecting certain stacks
- Electrical / Mechanical Engineer (Neeecorp) working to satisfy code requirements for the enclosure, fire pump room, and generator. Management to work with new company on details.
- Issue \$1500 bonus to Mike Clark
- Follow up with MT Mayo on Bollards and temporary solution to protect enclosure
- Send updated spreadsheet on projects

Schedule Next Meeting: The next regular board meeting is scheduled for 1/14/26 at 5pm

Adjournment: The meeting was adjourned at 5:56pm