

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 January 14th 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:

- Board reviewed owners in arrears and statuses

GN Action Items

- Electrical / Mechanical Engineer (Necorp) working to satisfy code requirements for the enclosure, fire pump room, and generator. Management to work with new management on details.
- Once Engineer has design for Sprinkler As Builts, proposals can be shopped to other sprinkler companies or can continue using Neeey
- Association to hire architect for the laundry room and sprinkler room. Laundry room needs hatch to access the enclosure pipes and wooden structure must be removed from sprinkler room.
- Generator to be evaluated by engineer and Kraft on 2/13
- Management recommended regular cleaning of trash compactor room and chutes either through cleaners or Mike Clark.
- Issue \$75 cell phone reimbursements to all board members and Mike Clark for January and February
- Board spoke to legal regarding the ServPro bill from February 2025 and approved to pay ServPRO for common areas and the units affected. Management to bill back affected units accordingly. Bill was previously removed from these units while board attempted to have Serv Pro bill units directly. Serv Pro would not and to avoid additional fees, board agreed to pay and will bill back 407, 607,707 for work done in those units. 507 paid directly to Serv Pro on Serv Pro's initial attempt.

Schedule Next Meeting: The next regular board meeting scheduled on 2.17.26 was cancelled.

Adjournment: The meeting was adjourned at 6:30pm