

THE BREAKERS CONDOMINIUM

August 2026 Updates

Trustees: Tina Conlon, Alana Zion, Jon O'Donnell

Property Manager: Ariana Vetere

Zoom call meeting with HUB insurance and Mulberry on 8/28/26

- Insurance policies and renewals discussed including all coverages of Master, Liability and Flood policies

Summary of daily contact/updates with Mulberry:

- **Fasadex:**
 - Received proposal to repair some cracking on the corner of the building.
 - Proposal approved pending payment plan.
- **Boiler Emergency:**
 - A line on the boiler on roof blew on a weekend. Emergency plumber Houghton Plumbing and Electrical and Steve Perry Electrical were dispatched.
 - Area needed to be fully dried out before the boiler could be reignited.
 - Due to this, there was no hot water for rest of weekend.
- **MAC Home Services:**
 - Sent proposal from MAC Home Services on leaking pipe in ceiling of unit 103 and leaking toilet in communal bathroom on 1st floor.
 - Board approved the proposal.
- **AC:**
 - Reports that AC went out in units. Mike came to the building and said the chiller tripped out.
 - All is restored and residents have been notified.
- **Fire/Sprinkler Required Repairs Update:**
 - The engineer that Steve Perry, Jon, Mike, and Ariana met with on-site (Fitzmeyer & Tocci Associates) submitted their proposal to provide the line drawings and provide the engineering assistance needed on the electrical side of the repairs.
 - Proposal has been approved.