

THE BREAKERS CONDOMINIUM

July 2026 Updates

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

Property Manager: Ariana Vetere

Summary of daily contact/updates with Mulberry:

- **Vaneria Landscaping & Contracting:**
 - Vaneria Landscaping & Contracting proposal to reinstall the bollards at the front entry gate and by the outdoor enclosure approved by trustees. Contractors will begin work and everything is coordinated with Mike.
- **Invoices:**
 - Sal's Plumbing & Heating invoice has been paid.
 - New England Engineering invoice has been paid.
- **Fire/Sprinkler Required Repairs:**
 - Deputy Cheever has explained that we need line drawings from the engineer to provide to the sprinkler company in order to get more concrete prices on repairs needed.
 - We are actively working on hiring an engineer to do this.
 - John from New England Engineering (who the building hired in the past) does not seem interested in submitting a proposal for drawings.
 - Met with Steve Perry Electrical and a potential engineer to hire to walk through the building and show what we need done.
- **Mike Vacation:**
 - Coordinated trash services while Mike is on vacation.
 - Mike was sent a to-do list of items needed for him to do once he got back from vacation.
- **Pest Control:**
 - Some units have complained about seeing an increase of mice.
 - We have contacted Modern Pest to visit their units.
 - They treated the 06 stack who seemed to have the most issues.
- **Entry Gate:**

- Derek from Designa came out to investigate why the entry gate is non-operational and found that it needs a new controller.
 - It's been replaced, and residents went back to using their clicker to get into the parking lot.
- **Boiler Inspection:**
 - Boiler needs a manual shutoff to pass inspection.
 - This has been completed and has passed inspection since.
- **Unit 1005 Sprinkler Repair:**
 - Board approved Ellis Fire Suppression proposal to repair the sprinkler pipe in unit 1005 ceiling.