

THE BREAKERS CONDOMINIUM

September 2026 Updates

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

Property Manager: Ariana Vetere

Conference call meeting with MEEB and Mulberry on 9/4/26:

- Legal concerns regarding Late Payments and Lien Foreclosures were discussed

Summary of daily contact/updates with Mulberry:

- **Building Sealant - Presto Restoration:**
 - o Reached out for an updated proposal on sealant for exterior of building.
 - o Came onsite with a drone to take pictures of the exterior of the building to be able to provide a proposal.
- **Siding Incident:**
 - o Unit owner reported that a section of the siding from the back of the building came off and landed in parking lot.
 - o Strong winds that day seem to have been the culprit, according to Fasadex.
 - o A resident's vehicle was hit with some of the debris and has some damage.
 - I contacted the building's insurance agent to let them know.
 - They got in contact with unit owner, who will likely need to involve their car insurance.
 - o Fasadex came out on emergency work to secure the side of the building that was affected by the wind and waterproof the area.
 - Approved by trustees.
- **Fire/Sprinkler Required Repairs Update:**
 - o Have continued to send Deputy Cheever updates on the progress of the project.
 - o The engineer came onsite again to do another walkthrough before starting the drawings.
- **Delinquent Unit Owners:**
 - o Discussed delinquent unit owners with balances over 90 days.
 - Multiple notices have been sent to these unit owners.
 - Board approved having MEEB send foreclosure letters to the unit owners.
 - We provided ledgers to MEEB for each of these accounts to get this accomplished.
- **AFA to replace carbon monoxide detectors:**
 - o Approved by board.