

Breakers in Brigantine HOA Board Meeting

Meeting minutes from March 25, 2025

Board members present: Jack Hubbert, Linda Patsakos, Liz Nittolo, Peg Slusser, Ken Gedaka

Meeting called to order at 7:00 p.m.

OLD BUSINESS

Landscaping

L Patsakos reported that the landscape contractor, Great Landscaping and Painting LLC, will conduct its spring service in April, which will include typical early season clean-up activities.

L Nittolo asked whether the landscaper is (1) responsible as part of its contract with Breakers HOA to remove trees that appear to be dead or dying, and (2) responsible to remove trees or major tree limbs that have fallen onto Breakers' property, but the tree itself is NOT on Breakers' property.

L Patsakos stated that removal of "normal sized" tree limbs that fall to the ground is part of the landscaper's service contract. However, removal of dead or dying trees, or the cutting and removal of major parts of a tree (e.g.: a split tree trunk), or removal of trees, bushes, etc. that fall onto Breakers property from an adjacent property, are likely not part of our service contract with the landscaper. L Patsakos will double check the service contract and will contact the landscaper to obtain a quote on tree removal services.

Treasurer's Report

L Patsakos reported that the HOA currently has \$24,710.18 in its checking account at TD Bank. The HOA also has a total of \$64,794.14 in a Certificate of Deposit (CD), which is also at TD Bank.

NEW BUSINESS

Research and Plans for 2026 Re-Staining

K Gedaka reported on the re-stain project that is tentatively planned for 2026. His presentation is attached to these minutes. In summary:

HOA has re-stained all units approximately every 5-6 years. According to a veteran paint and coatings industry leader K Gedaka spoke to, this frequency of re-staining is typical for a harsh, coastal environment.

Last re-stain was in fall 2020, performed by Clean Lines Painting + Powerwashing. Cost was approximately \$58,000. Contractor performed several prep-related services (see list included in

presentation) in addition to the final staining. They used Sherwin-Williams Solid Stain – Woodscapes for siding and Sherwin-Williams Solid Stain – Super Deck for front and rear decks. SW brand is generally regarded as high quality and often used by contractors. Benjamin Moore is believed by some to be of higher quality, but more expensive. The Board will investigate whether a higher cost stain or paint might last longer.

K Gedaka discussed the challenges of re-staining all units and the importance of using high-quality paint or stains, high quality caulk, and careful preparation (power washing, scraping, re-nailing with galvanized nails, etc.). He also reviewed what is NOT INCLUDED in the re-stain project, such as fixing rotted soffits, replacing damaged siding, fixing or replacing rusting chimney caps, etc. The Board recommends homeowners assess the exterior of their homes and consider fixing structural issues prior to the re-stain project.

One homeowner asked for help in assessing potential issues with siding (notably, some signs of rotting where siding meets the header of doors and windows). K Gedaka offered to look at her property this spring and offer informal suggestions. Another homeowner mentioned that nails used to secure deck boards had eventually rusted through the deck stain after the 2020 project. K Gedaka noted the comment and said this would be addressed with the next contractor. He also mentioned that paint (rather than a solid pigment stain) might be more durable for siding and decks—the Board will investigate this as part of the bidding process.

Next steps include creating a Statement of Work (SOW), contacting three (3) potential contractors, requesting bid proposals, reviewing Board's recommendation with homeowners, awarding bid, and finally, commencing project. NOTE that the attached presentation indicates commencing project in spring 2026; however, the Board (and a homeowner who worked on the 2020 re-stain project) suggested the project commence in the fall 2026. This timing ensures most homeowners/renters have departed in the off season, making the project more efficient (easier for contractor to navigate property, less interference from scaffolding, etc.). Considering this, the timing to create an SOW, outreach to contractors, etc. outlined in the attached presentation may be adjusted accordingly.

Mailbox Painting

As previously discussed, the mailbox station located near unit 6 has not been painted in many years and has a drab, weathered look. L Patsakos had originally obtained two painting bids: one from the landscaper for \$550, and another from a small painting vendor for \$650. She subsequently obtained a third bid from a professional painting vendor for approximately \$2,300. Although this last vendor outlined extensive steps to strip, prepare and paint the mailbox station, the Board felt the bid was excessively high. L Patsakos will contact additional painting vendors to secure additional bids.

A homeowner asked why the USPS doesn't paint/maintain the mailbox station. J Hubbert indicated that the USPS is not responsible for mailbox maintenance. While the HOA could look to purchase and install a new mailbox station, it is expected that such a project would be far more expensive than painting the existing station.

While the Board still hopes to complete this project by spring, it could be delayed until later in the summer or fall.

ANY OTHER BUSINESS (AOB)

No additional business was raised or discussed.

The meeting was adjourned at 7:55 p.m.

Exterior Re-Stain Project 2026

Breakers HOA Board Meeting

March 25, 2025



Agenda

- History
- Research
 - Coastal Environment Challenges
 - Quality Paint/Stain and Caulk
 - Quality Contractor
- Next Steps
- Questions

History

- Typically, HOA has re-stained all units **approx. every five (5) years.**
- Last re-stain project: **Fall 2020**
- Clean Lines Painting + Powerwashing
 - Powerwashed siding, fascia, soffits, foundation, decks, railings, storage units.
 - Calked windows, doors and open seams on siding.
 - Scraped loose paint
 - Re-nailed loose boards
 - House numbers removed/spray painted
 - Powerwash driveways and walkways
- Sherwin-Williams Solid Stain – *Woodscape (for siding)*
- Sherwin-Williams Solid Stain – *Super Deck*
- SW brand (along with Benjamin Moore) are generally regarded as high quality
 - Pigments, resins, rheology modifiers, additives.
- Some believe Benjamin Moore is better; however, it tends to be notably more expensive.

2020 Invoice: \$58,000

Limited Warrantee: Two (2) years





Coastal Environment Challenges

Challenges

- High humidity and moisture.
- Salt from ocean air.
- Intense weather conditions, including high winds.
- Natural (wood) substrates—expansion & contraction.
- Dark color.
- Age of units.



Quality is key ...

- High-quality, **solid pigment stain** or **paint** for siding.
- High-quality **solid pigment stain** or **paint** formulated for deck boards.
- Acrylic sealant or siliconized acrylic latex caulk.
- **PREP IS CRITICAL!**
 - Powerwashing, scraping, re-nailing with galvanized nails, masking off windows, doors, gutters, etc.
- Ongoing maintenance always important ...

Not included in re-stain project ...



Quality Contractor

- **Reputable member of industry association**, such as Paint Contractors Association (PCA), or similar.
- **Established contractor** with experience on commercial/large scale projects and strong 3rd party reviews.
- **Local presence** (Atlantic County, Cape May County or nearby)
- **Strong warrantee**



Next Steps 2025/26

1. Create Statement of Work **(April)**
2. Outreach to three (3) potential contractors **(May)**
3. Request bid proposals from contractors **(May – June)**
4. Review Board's recommended contractor with homeowners **(~July)**
5. Award bid **(July – August)**
6. Commence project **(Spring 2026)**



Questions

