

Breakers HOA Board Meeting Minutes

Meeting Information

Meeting Topic:	Breakers HOA Annual Meeting		
Date:	9/18/21	Time:	11:00 AM – 1:00 PM EST
Meeting Facilitator:	Frank Lardiere, President	Location:	Brigantine Community Center 265 42 nd St. Brigantine, NJ 08203

Agenda

Discussion Topics	Person Responsible	Time Allocated
Call to order	Frank Lardiere	5 mins.
Introduction of the candidates	Candidates	20 mins.
Election of the Directors	Frank Lardiere	15 mins.
Treasurer's Report	Judith Parker	10 mins.
New Business	Todd Ingerto	20 mins
Judge of Elections Report	Frank Lardiere	10 mins
Open Forum – Questions and Answers	Breakers Board	30 mins.
Adjournment	Frank Lardiere	5 mins.

Meeting Summary & Takeaways

1. Call to order
 - a. The following homeowners attended the meeting in person; Todd Ingerto, Nick Fazzolari, Frank Lardiere, Mary Lardiere, Jacqueline DiPasquale, Killrain Dean, Pat Dean, Charles Kling, Marilyn Anthony, Yana Hofman, Michael Hofman, Fred Norelli, Linda Pataskos, Billy Pataskos, Mary Anne Peters, Beth Shillin, Christine Clements, Mike Clements, Joe Tropea and Judy Parker.
 - b. Frank noted that we have a quorum.
2. Introduction of the candidates
 - a. Frank, Killrain, Todd, Beth and Marilyn each introduced themselves, explained why they were volunteering for a position on the Board and answered homeowner's questions.
3. Election of the Directors
 - a. Fred Norelli and Yana Hofman were selected as judges of the election.
 - b. Election results: Frank received 11 votes, Killrain received 11 votes, Todd received 14 votes, Beth received 11 votes and Marilyn received 11 votes.
 - c. Frank suggested that since there was a four-way tie, we increase the number of Board members to 7 and each would have a 2-year term.
 - d. Beth agreed as long as our bylaws allow for 7 Board members.
 - e. All homeowners that were present agreed that this was the best solution and a step towards moving the community forward.
 - f. Beth asked what the purpose of the polling questions was.

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- g. Todd responded that they are for informational purposes, for the Board to survey homeowner's responses.

Survey Question Results

- h. Question #1: Do you agree that not having maintained, unobstructed access to the back of your Unit for homeowners, tenants and guests would adversely affect the value and enjoyment of your Unit?
 - i. Results: 13 Yes responses and 4 No responses.
- i. Question #2: Do you prefer to receive homeowner dues, Annual Meeting information, Election Packages, and miscellaneous Board communications via email?
 - i. Results: 14 Yes responses and 2 No responses.
- j. Question #3: Do you feel that painting of units should continue to be an Association expense not an individual homeowner's expense and decision in order to maintain a harmonious and consistent community appearance?
 - i. Results: 15 Yes responses and 1 No response.

4. Treasurer's Report.

- a. Linda asked for clarification on Jack's email asking where the additional money was spent on the 2020 painting project. She asked for an explanation of why the total painting cost was \$57,487 not \$55,000.
- b. Judy explained that she volunteered to have her unit be a test unit for a special paint Tex – Cote at a cost of \$17,000 and there was an agreement with the Association that stated she would be reimbursed whenever painting occurred since her unit was not being painted.
- c. Judy noted that she had to replace most of her cedar due to roof leaks and mold and therefore requested her unit be included in the 2020 painting which is the \$2,487 additional painting cost. In regard to painting, several homeowners requested clarification on unit painting, in particular what painting services are covered by the HOA provide and what is the homeowner's responsibility. Fred noted that \$800 annual dues only go so far. Beth noted that the Board should discuss painting options and provide two options one based upon an increase in dues and one without an increase in dues

5. New Business

- a. Memorialize establishing a double envelope anonymous Board member election process
 - i. Motion made by Mary Anne Peters and seconded by Nick Fazzolari to establish an anonymous double envelope election process which motion was unanimously approved by all homeowners attending the meeting
- b. Discuss limiting Board member's term in a position to two consecutive terms
 - i. Beth noted that this should be documented and presented to all homeowners.
 - ii. Fred and several other homeowners recommended board members serve two years, run for re-election for another term and then take a year off from serving on the Board.
 - iii. Joe noted we also need to be mindful of the number of people that are running.
 - iv. Discuss installation of unapproved front door installed by previous homeowner of unit. The Board was notified that a violation letter was sent to unit 6 and the former homeowner agreed to remediate the issue. The homeowner sold the unit and never changed the door. Beth stated that this is between the new owner and the previous owner. They would need to handle this. Mike C. noted that there are several different storm doors and front doors in the community and therefore we can't enforce this.
- c. Additional stepping stones around units 19 – 33
 - i. 6 out of the 8 unit owners surveyed requested additional stepping stones
 - ii. Unit 33 declined additional stepping stones
 - iii. Per our governing documents it is the HOA's responsibility to maintain the lots.

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- iv. Judy stated that she is ok with adding additional pavers to the pathway around her unit with the condition that she approves it.
 - v. This item will be discussed at future Board meetings
6. Open Forum – Questions and Answers
- a. Several homeowners requested that the Board look into painting options.
 - i. Beth noted we should follow up and provide the community with two options. One with an increase to the dues and one without an increase in our dues.
 - b. Reminder to all homeowners, tenants and guests to be mindful of their actions and the impact to neighboring units, such as windchimes and other annoyances since we live in a small community and should respect each other.
 - i. Todd noted that we are all adults and to discuss any problems with neighboring homeowners.
 - ii. Mary Anne agreed wholeheartedly and explained that these are not items that the Board handles
 - c. Christine recommended a setting a date for the annual meeting now so that homeowners can plan in advance.
 - d. Fred asked the Board to digitize the bylaws so that they can be easily read and searched for a specific topic.
 - e. Linda requested that HOA bank statements be made available for homeowners to view on the Breakers Association Online website
 - i. Mary Anne recommended redacting the personally identifiable Information (PII) on the statements prior to uploading them, i.e., bank account number, Breakers HOA account title and address.
 - ii. Everyone agreed with Mary Anne's recommendation to redact PII
 - iii. Judy agreed to making HOA bank statements available on the Breakers Association Online website
 - iv. It was noted that the original term of the Declaration expires in 4 years. This is a good time to consider revisions and updates, so our governing documents are consistent with NJ law and reflect fee simple townhouse standards.
 - v. Judy noted that there are numerous condominium references in our current bylaws which are inaccurate.
 - f. Todd stated that homeowners interested in volunteering for the ARB should email **breakersinbrigantine@gmail.com**.
7. Adjournment