

## **Breakers in Brigantine HOA Board Meeting**

Meeting minutes from March 24, 2026

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

Meeting called to order at 6:00 p.m. A quorum of the Board was present.

### **MINUTES FROM PRIOR MEETING**

Minutes from January 20, 2026, HOA Board meeting were unanimously approved.

### **TREASURER'S REPORT**

#### **1) Financial summary**

a) L. Patsakos reported HOA assets of:

TD Bank CD	\$42,956.74
TD Bank Checking	\$34,871.33
Total Cash	\$77,828.07

- b) L Patsakos noted that the new statement was not yet available. However, she also noted that the HOA had paid taxes of \$476.30 and paid the PO Box fee of \$242.00 in March.
- c) L Patsakos confirmed that the CD matures on March 28, and she will visit the bank on Monday to discuss options to reinvest funds from the CD, aiming to earn acceptable interest while accommodating anticipated payment installments for the painting project and summertime landscaping. She will assess the available CD options and consult with the board via email if clarification is needed.
- d) J Hubbert discussed the financial outlook for the year, anticipating tight finances after the painting project, which is a significant expense. When assessing all the puts and takes in HOA finances for 2026 (most notably: HOA dues collections that begin in June and conclude in November; payment for landscaping in spring, summer and fall; installment payments for painting project, which is at least 30% higher versus 2020 painting project; and additional costs for winter storm landscape clean up), the current assumption is that finances will be tight this year.

- i) J Hubbert noted that the HOA historically maintained approximately \$20,000 in savings/cash after painting cycles. As previously noted, several drivers will significantly lower savings/cash in 2026, including rising annual landscaping costs over last five years, higher painting project costs, and higher costs associated with coastal storm damage/clean up.
  
- e) The Board agreed that it needs to carefully assess future costs and future HOA dues amounts to ensure sufficient funds are available in the future, both for regularly scheduled services as well as occasional unscheduled service (e.g.: clean up after major coastal storm). The Board will undertake an analysis that includes scope and scale of current services, anticipated increase in costs for services over the coming years, analysis of future spending versus future savings, the pros/cons of potentially adjusting services and/or increasing HOA fees, etc. Results of this analysis will be presented to all unit owners at the annual meeting in late 2026.

## **PAINTING PROJECT**

K. Gedaka reported that request for proposals (RFP) were issued to three contractors in mid-January: Certa Pro Painting in Egg Harbor, Ott Brothers Painting (based in Pilesgrove with significant work in Atlantic and Cape May counties), and Clean Lines Painting & Powerwashing in Pleasantville.

All three contractors responded with proposals by the deadline. The Board conducted a working session in early March to fully assess the details, pros, and cons of each proposal. While there are numerous project details to consider, the main categories were Cost, Project Management capabilities, Warrantee details, and Quality of workmanship.

A summary and comparison of each contractor is included in the graphic, which can be found on the next page.

- **Clean Lines** provided a highly competitive proposal with the best price of \$71,012. They agreed to the preferred hybrid application method (spray, followed by back brushing); the use of high-quality Sherwin Williams products, provided the warrantee specified, and have received very high Google ratings.
- **Certa Pro** also provided a good proposal, including using hybrid application method, use of Sherwin Williams products, and have received good Google reviews. However, their price was 50% higher than Clean Lines, which is well beyond HOA budget/funds for this project. Certa Pro's warrantee was not as strong as Clean Line's warrantee.
- **Ott Brothers** provided a solid proposal, including using hybrid application method, use of Sherwin Williams products, and received very strong Google ratings. However, their price was 66% higher than Clean Lines, which is well beyond the HOA budget/funds for

this project. Ott Brothers offered a slightly stronger warrantee; however, there were concerns about how long it took this contractor to submit its proposal.

Following a careful assessment of various criteria, the Board has selected **Clean Lines** to perform the 2026 painting project.

The project is expected to begin shortly after Labor Day and conclude by the end of October. In the coming months, the Board will provide more specific details about the project start date, information on what unit owners should expect in terms of what is and is not in scope, steps unit owners must take ahead of the project (e.g.: remove furniture from decks), etc. In the meantime, please do not hesitate to reach out to the Board via email if you have questions.

## Comparison

<h3>Clean Lines</h3> <ul style="list-style-type: none"><li>✓ Locally owned, Pleasantville</li><li>✓ Agreed to hybrid application method</li><li>✓ 2-year warrantee (labor &amp; materials)</li><li>✓ Free driveway &amp; walkway power washing</li><li>✓ 4.9/5 Google Reviews (466)</li></ul>	<ul style="list-style-type: none"><li>? Many residents pleased with previous work, but a few not.</li><li>? Important to be assured of tight project management and oversight.</li></ul>
<h3>CertaPro</h3> <ul style="list-style-type: none"><li>✓ Franchisee, Egg Harbor</li><li>✓ Agreed to hybrid application method</li><li>✓ Good proj. mgt. summary in proposal</li><li>✓ 4.6/5 Google Reviews (41)</li></ul>	<ul style="list-style-type: none"><li>? 2-year warrantee (labor only, <i>not materials</i>)</li><li>? Important to be assured of tight project management and oversight.</li><li>? No free power washing offer for driveways</li></ul>
<h3>Ott Brothers</h3> <ul style="list-style-type: none"><li>✓ Family owned, Pilesgrove</li><li>✓ Agreed to hybrid application method</li><li>✓ 3-year warrantee (labor &amp; materials)</li><li>✓ Strong proj. mgt. summary in proposal</li><li>✓ 5.0/5 Google Reviews (27)</li></ul>	<ul style="list-style-type: none"><li>? Delayed submitting proposal</li><li>? Least detailed proposal</li><li>? No free power washing offer for driveways</li></ul>

## REPORT ON WINTER STORM DAMAGE CLEAN UP

L Patsakos reported that most storm damage from the recent Nor'easter winter storm has been cleaned up by the landscaper. This included cutting down split limbs; removing large parts of trees that fell on, or were leaning on, homes; collecting branches throughout the community; etc.

Remaining effects of storm, including smaller branches and debris that fell into yards, will be handled during the landscaper's regularly scheduled spring cleanup.

## **OLD BUSINESS**

**Debris on Surfside Road:** L. Patsakos reported that trash and other debris that was seen late last year/early this year at the end of Surfside Road (near Joe Tropia’s house and where the walking path begins behind Coquille Beach Condominiums) was recently cleaned up. It is not known whether the City, or some other entity, was responsible for the cleanup.

**Beach Walkway Bridge Replacement:** As reported in the January 2026 minutes, L. Patsakos has been in ongoing discussions with Brigantine’s mayor and other City officials about construction of a new walkway bridge connecting Ross Drive East with the dune pathway to the ocean. The City refers to this project as the “Ross Drive Elevated Boardwalk Replacement” project.

Latest information from the Deputy City Manager, Ryan Hurst, as communicated to Linda:

*“At the March 18<sup>th</sup> City Council meeting, an award of contract was approved for design, permitting, and construction management and inspections for the [project]. The project was awarded to Polistina & Associates Engineering.”*

It is unclear about the timing, but Linda will continue to communicate with the City on this project. The Board finds it hard to believe that this project will be completed this summer (it is a large undertaking); but again, the Board will keep unit owners informed as we learn more.

## **NEW BUSINESS**

None.

There being no further business, the meeting was adjourned at 6:59 p.m.

Submitted by:

Ken Gedaka, Secretary