

Breakers in Brigantine HOA Board  
Meeting minutes from February 13, 2024

Board members present: Jack Hubbert, Todd Ingerto, Liz Nittolo, Linda Patsakos, Marilyn Anthony

Unit owners attending: Nick Fazzolari

Meeting called to order at 7:00 pm.

Meeting minutes from the January meeting were unanimously approved.

Update on Governing Documents Review Committee. After the approval by 22 unit owners, the new documents went into effect as of February 6, 2024. The revised documents will be notarized by Linda and Jas board president Jack will sign and scan them. The revised documents will be filed electronically in Atlantic County by Jack. There will be some cost to this process, perhaps \$100 but it is a good investment. By filing through the county, when a new owner does a title search the new governing documents will come up in complete form.

A note will be drafted and sent out by Marilyn to thank the 2023 ARB members (Ken Gedaka, Mary Anne Peters, Liz Nittolo, Fred Norelli, and Ed Finn) and let them know home project decisions will now be the responsibility of the HOA board.

The Modification Request Form has been updated as part of the document updates. Todd suggested that a bit more guidance should be added to the form to clarify what types of projects need to be submitted for review. Linda suggested encouraging people to use this form for all proposed projects just to make sure unit owners aren't making decisions without understanding the rules. Jack will make some more edits for discussion at the next board meeting.

Linda submitted the financials for 2023. She and Jack will be preparing a budget for review and approval at the next board meeting.

Landscaping contract discussion began with a review of the responses to the scope of work proposed by multiple vendors. Liz proposed eliminating the two highest bidders. After much discussion about the variances in bids and the relative merits of each provider, Jack suggested clarifying tie process and getting away from line items pricing.. The board agreed that it would be clearer to send a detailed the scope of work without prices and ask the 2 finalists, Great Landscaping and Cobra, to give us their bottom line number for all the services described and guarantee the prices for 3 years. We will see how they change their bids to respond to this. Linda will follow up on this with the two vendors. After Linda gets the new responses the board will review and make a final decision.

The meeting was adjourned at 8:25 pm.