

BREAKERS HOMEOWNERS' ASSOCIATION

SPECIAL MEETING OF THE BOARD

June 1, 2022

Video / Audio Conference

The special meeting of the Board was called to order at 7:00 P.M. The following Board members were present via conf call / video:

Marilyn Anthony, Treasurer
Beth Shillin, President
Judy Parker
Killraine Dean
Todd Ingerto – Vice President
Jack Hubbert, Secretary

Frank Lardiere was not present although he was texted and emailed at the start of the meeting to make sure he knew about the meeting.

Marilyn reported as to annual dues payments received to date. Seven units have paid already – some for the entire year and some just the required June installment.

Beth brought up the annual meeting mechanics and who is up for election to the Board. Beth suggested a system looking at the last two elections and keeping on the top 3 vote getters for 1 year until the 2023 meeting. Adoption of this proposal would result in Judy, Todd and Jack remaining on the Board until the 2023 election. The two people elected at the 2022 meeting would get 2-year terms until the 2024 election. Then we can then evolve back into the traditional system of 3 board members up for election each year while preserving the Board continuity required by the Bylaws. Todd proposed an election scenario in which he remained the sole person on the board, leaving the four other spots up for re-election. Beth commented on the Board continuity issue with only having 1 remaining Board member after an election. After discussion Todd's proposal was viewed as contrary to the by-laws' intention of replacing only 3/5 of the board at a time. All the other members of the board recognized the by-laws' predilection for continuity and disagreed with Todd's proposal. Killraine commented that getting back to 5 board members makes sense. Marilyn, Judy, Killraine and Jack agreed with Beth's suggestion and that proposal was approved 5 in favor with Todd dissenting.

Marilyn reported on the Cobra meeting and the tour of the back yard areas at issue. Beth commented that the area behind #16 is not at issue. That area is really part of #4813 not #16. The back yards of those units at issue are larger than other lots in the community.

Nick from Cobra commented that the areas have not been regularly cleared in the past. Marilyn proposed payment of the initial \$500 Spring clean-up of the areas. The ongoing question is whether or not we need monthly maintenance of those areas which works out to \$1,000 a year over 8 months - \$125 per month extra. A detailed discussion as to the Cobra proposal was held by the Board. Marilyn will continue discussions with Cobra.

The #4813 new railing work and the planting boxes were discussed. Todd said that #4813 did request approval of the railing work but he was unsure about the planter boxes. The question will be referred to the ARB for consideration. We still have a 5 member ARB, but we are unsure who the ARB chair is at this time. Killraine will report back to the Board.

The Board reviewed the draft minutes of the May 2022 Board Meeting that were previously circulated. After discussion and confirming the email comments, the minutes were approved with Todd dissenting.

The next regular Board meeting is September 7, 2022.

Meeting adjourned.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Jack Hubbert", written over a horizontal line.

Jack Hubbert, Secretary