

BREAKERS HOMEOWNERS' ASSOCIATION

MEETING OF THE BOARD

December 1, 2021

Video / Audio Conference

The 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
Frank Lardiere
Todd Ingerto – Vice President
Jack Hubbert, Secretary

Also present via conf call were certain other Unit Owners.

The first order of business was selection of ARB members. Five unit owners have volunteered to serve on the ARB.

After discussion, it was decided that the following 5 volunteers are appointed to the ARB until they resign or are replaced by the Board:

Mary Lardiere
Michael Clements
Mary Anne Peters
Linda Patsakos
Nick Fazzolari

The Board has reviewed and discussed the minutes at length. Todd expressed dissatisfaction with the painting discussion in the minutes. Beth commented that minutes are not transcripts of meetings. Upon motion made and seconded, the latest draft of the minutes circulated by Mr. Hubbert were adopted by a vote of 5 for and 2 against. Todd and Frank voted against. Mr. Hubbert was assigned to circulate these minutes to the entire community.

The next item on the Agenda was the 2022 budget. The Treasurer has circulated a draft and the Board discussed various line items. The Budget will be discussed further by the Board and hopefully approved at the January 2022 Board Meeting.

The Board discussed signatories on the Association's bank account at TD. Marilyn and Judy are the current signers. TD requires all signers to be physically present together at the same time to make changes to signatories to our account. We can update the signers at any time by following this TD Bank procedure.

The Board then discussed the Association's website. Currently, we own www.breakersinbrigantine.com and rent a sub-website at www.associationonline.com. Further discussion will be held about these tools and improving web access for the community.

The final order of business was the date for the next Board meeting. After discussion it was decided that the first Wednesday of January, March, May and November are all good dates for regularly scheduled Board meetings. There will be no regular meeting in July. Due to Labor Day, September 14 not September 7 will be the date of the September Board meeting. Special meetings can be held in between regular scheduled meetings if needed. All meetings will be at 7:00 pm via audio / video conference.

The Annual Meeting will be scheduled for October in 2022 with the exact date to be set.

Jack was assigned to send out a notice to the community of the next Board meeting with the call-in information.

Meeting adjourned.

Respectfully submitted

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

Jack Hubbert, Secretary