

BREAKERS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF THE BOARD

February 15, 2020

St. Georges Pub

The regular meeting of the Association was called to order at 10:00 A.M. The following Board members were present in person:

Frank Lardiere
Judy Parker
Todd Ingerto
Jack Hubbert

Todd requested status reports on (i) dryer vent letter to all unit owners and (ii) notice to unit owners to provide contact information to the Board when they rent their units. Both letters will be included with the next mailing to the unit owners.

After discussion, it was agreed that the landscaper is doing a good job and that the Association would continue to work with him during 2020.

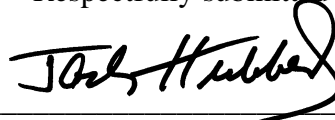
Frank announced that the annual meeting would be May 16, 2020 and that he would personally handle all mailings. The Board nomination notice will be mailed out by March 16, 2020 and the Notice of Annual Meeting will be mailed by April 16, 2020. As always, there are 3 vacancies on the Board to be filled. At the 2020 Annual Meeting, Frank, Todd and Killraine are up for election.

Todd brought up the issue of pathways around the rear of the Breakers building in which he lives. Jack commented that Todd's proposal is nothing more than him seeking authorization from the Board to trespass across Judy Parker's adjacent property. Todd disagreed with that characterization. Jack commented that any such action by the Board was not only illegal under NJ law as trespass, it increases the potential for Association liability for proper installation and maintenance of pavers where no such liability currently exists. It also increases unit owner liability since arguably pavers are inherently more dangerous to walk on than the rocks that are there already. Todd disagreed with use of the word trespass and analogized installation of new pavers to maintenance of existing sidewalks. Jack denied those were even remotely similar from a liability or Association duty to maintain perspective. The issue will be discussed at the Annual Meeting.

Judy Parker reported we have approximately \$65,500 in cash and CD's. We have already paid the painting contractor a deposit and that project will commence after Labor Day.

Meeting adjourned.

Respectfully submitted

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

Jack Hubbert, Secretary