

**Breakers HOA Minutes
November 4th, 2023
Annual Meeting**

Meeting Type: In person.
Brigantine Community Center
65 42nd St, Brigantine, NJ 08203

Attendees: Board members: Todd Ingerto, Judy Parker, Linda Patsakos
Unit owners: Nick Fazzolari, Ken Gedaka, Charles Kling, Fred Norelli, Killraine Dean, Billy Patsakos, Judy Reed, Mary Anne Peters, Liz Nittolo, Peter Scollins, Peg Slusser.

- Call to order
Todd noted that we have a quorum as all 27 units voted in the 202 election.
Todd thanked the ARB for their service and support.
Todd thanked the Governing Documents committee for their work on the HOA governing documents amendments.
- Announcement as to Election of Directors.

Election Results for 2023 Annual Meeting Ballot

Board Voting

| Candidate | Votes | Percentage |
|-----------------------------|-----------|---------------|
| Ked Gedaka | 13 | 16.88% |
| Judy Parker | 14 | 18.18% |
| Ralph "Todd" Ingerto | 15 | 19.48% |
| Jack Hubbert | 17 | 22.08% |
| Liz Nittolo | 16 | 20.78% |
| Fred Norelli | 2 | 2.60% |

Votes tallied: 77
Abstentions: 0

- Announcement as to voting on proposed Governing Documents

Governing Documents Revised Documents Voting

| Option | Vote Percentage | |
|---|-----------------|--------|
| For the Proposed Revised Bylaws and Declaration | 17 | 70.83% |
| Against the Proposed Revised Bylaws and Declaration | 7 | 29.17% |

Votes tallied: 24

Abstentions: 3

**Per our current Bylaws it is required to have 66.66% of the votes for changes to be approved.

Our bylaws also state All 27 units have to vote.

We had 3 abstentions which is unclear if these 3 "votes" count.

The board will have further discussion to decide if these votes count.

- Treasurer's Report

September and October bank statements were sent to the board members.

Updated unit owners which services are not covered by the current dues being collected and our bylaws.

Reported the second ½ of the dues are being collected. The deadline is November 30th.

A \$50 late fee will be enforced if dues are postmarked by November 30th.

Reported payments made this year and the costs.

The budget for 2024 will go out in January 2024.

- New Business

September 12th, 2023 were approved by Judy P, Todd and Linda.

Cobra Landscaping contract is expiring this year and will need to be renegotiated.

Fred noted that Nick is working on an amendment.

Nick from Cobra Landscaping would like one point of contact. The board will appoint a person at the next meeting.

- Questions and Answers

Judy R. mentioned we should look up Western Red Cedar Association of America for information about our cedar.

A few homeowners complained Cobra Landscaping broke items on their property.

A Homeowner would like to know if unit owners would pay to have snow removal.

A Homeowner inquired when we will be painting.

Requested if we could look into the cost of changing the cedar to a different material.

- Adjournment