

Breakers in Brigantine HOA Board meeting  
December 5, 2023

Board members present online: Linda Patsakos, Jack Hubbert, Todd Ingerto, Liz Nittolo, and Marilyn Anthony. Unit owners present were Fred Norelli, Nick Fazzolari, and Ken Gedaka.

Meeting was called to order at 7:01 PM online.

Agenda

1. Approve the September and 11/4/23 Annual Meeting minutes.
  2. Select new Board member officer positions as president and vice president
  3. Determine status of governing documents amendments.
  4. Update from the Treasurer.
  5. Discuss expiring Cobra Landscaping contract.
  6. Questions – New Business.
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1. The board approved the minutes from both the September board meeting and the 11/4/23 Annual Meeting.
  2. Selection of Officers. Todd nominated Jack for President, Linda and Marilyn to retain their positions as Treasurer and Secretary respectively, and himself as Vice President. The board voted unanimously to appoint Jack as president, Linda and Marilyn to retain their positions, and Todd to serve as vice president. Liz Nittolo will serve as a director in an at-large position.
  3. Status of Governing Documents Changes. Jack explained that the Bylaw committee would like to survey all unit owners using the anonymous voting service Election Buddy and ask anyone who abstained or voted no to state their objections. Marilyn commented that we have some legal obligations to bring our documents in alignment with changes in NJ law so just dropping the proposal is not an option. Todd raised the possibility that others may want to join the committee. Jack suggested we add a question to the new survey to enable owners to volunteer to join the committee, subject to board approval. Ken Gedaka supported the idea that we go to the unit owners with the survey as Jack proposed.
  4. Update from the Treasurer. All unit owners have paid their dues. The bank statement was shared with the board. Linda stated that any expenses incurred by the board should be charged directly to the HOA account using the debit card rather than having to reimburse any board members for expenses that have paid. She will be totaling all payments to the landscaper at year end and report that to the board.
  5. Discussion of Cobra contract. Fred mentioned he had spoken with Nick from Cobra and Nick is planning to submit a proposal for a new 3 year contract. Marilyn suggested that the contract should be put out for comparative bids. Jack said it might be hard to get

anyone to bid on our small account. Todd supported the idea to get at least 3 bids but said in the past other contractors have come in much higher. There was general agreement that the board should be responsible for managing this process in alignment with NJ law since it is a major expense. Jack suggested we take pictures of any landscaper trucks we see in the area as a way to generate some competitive bids. An email should go out to all unit owners to ask for volunteers for the interim ARB. Moving forward it is important to have a clear scope of work and communicate that to all unit owners.

6. Questions- New Business. Jack suggested a next board meeting for January 16, 2024 to appoint an interim ARB, deal with contractors, get results from the survey, and address other issues.

Meeting adjourned at 8:15 pm.