

BREAKERS IN BRIGANTINE

HOA BOARD MEETING MINUTES

Meeting type: Virtual/online

Date: September 12, 2023

Attendees: Board members: Todd Ingerto, Jack Hubbert, Linda Patsakos, Judy Parker, Marilyn Anthony
Unit owners: Mary Lardiere, Frank Lardiere, Nick Fazzolari

Agenda:

1. Approve April 2023 Board meeting minutes.
2. Update from the Treasurer.
3. Discussion of Annual Meeting.
4. Vote on responsibility for sidewalk maintenance.

Meeting was called to order at 6:30 PM.

Motion was made by Jack to approve the April meeting minutes. Board unanimously approved meeting minutes.

Treasurer reported that the bank statements for July and August were shared with the Board and all recent invoices have been paid. Dues letter will be sent to all unit owners in late October. Payment of \$200 was paid to the Community Center to reserve meeting space for our 2 hour Annual Meeting.

Discussion ensued about the duration of the Annual Meeting. Since NJ law requires anonymous online voting, the voting for board positions and voting on the proposed changes will take place online prior to the November meeting. As such, it is unclear how much time the meeting will need since there is no business to be conducted other than the announcement of the new board positions and the outcome of the voting on changes to the Bylaws and Declaration. Linda and Marilyn mentioned trying to make the Annual Meeting more of a social event with the hope of attracting more unit owners to attend. Linda is going to see if it is possible to change our reservation to one hour and receive a refund.

Sidewalk Maintenance. Over the summer there has been board discussion prompted by the ARB asking for guidance on sidewalk maintenance. Jack made a motion that the HOA should be responsible for sidewalk repair/replacement. Marilyn seconded the motion. The motion passed with Judy, Jack, and Marilyn voting yes. Linda voted no because she believes sidewalks in front of the homes should be the responsibility of the individual homeowners. Todd voted no because pavers were not included in the motion as part of the HOA's responsibility to repair/maintain similarly to sidewalks. He feels that by excluding pavers this is not treating all unit owners equally.

Meeting adjourned at 7:00 PM.