

# **BREAKERS HOMEOWNERS' ASSOCIATION**

## **MEETING OF THE BOARD**

January 5, 2022

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  
Todd Ingerto – Vice President  
Jack Hubbert, Secretary

The Board reviewed the draft minutes of the December 2021 Board Meeting that were circulated to the community with the notice of this meeting. Todd noted that he did not approve the minutes because the minutes lacked detail as to things he stated at the meeting. After discussion, the minutes were approved 5 in favor and 1 against.

The next item on the Agenda was the Treasurer's Report (see attached). The report included a detailed spreadsheet with the proposed 2022 budget along with 10-year projections assuming (i) 0% increase in dues; (ii) 10% increase in dues (\$80); and (iii) 25% increase in dues (\$200). Marilyn and Jack guided the Board through the 2022 budget along with the 10-year projections. If we assume that we will spend an additional \$4,000 per year on capital projects in addition to our base of approx. \$10,000 per year maintenance contract, we will not have enough money in 2026 to paint all the units without there being an assessment.

Beth commented that painting is not a required service to the community in our governing documents and perhaps further discussion is needed as to whether or not painting should even be a community expense. The individual members of the Board expressed mixed views on the issue, and it may be something we should put up for vote of the unit owners. It was noted that the quality of the painting in 2020 was suspect so we have to anticipate spending more in 2026 than we did in 2020 to get a satisfactory end result. Further discussion on painting was tabled until the next meeting.

Assuming we will continue to paint as an Association expense, the question of what to do about the projected shortfall revealed by the projections was discussed. The projections do not assume any increase in dues for 2022 as any increase requires the consent of the unit

owners at a meeting which is not going to be held until October. Beth commented that we could hold a special meeting in the Spring to vote on an increase. After further discussion, the 2022 budget was approved by the Board subject to amendment if we decide to take a dues increase to the unit owner this Spring. A 25% increase in dues if started in 2022 would eliminate the projected 2026 shortfall but not the projected 2031 shortfall. It was noted that the projected \$4,000 per year landscape capital expense is conservative and it is unlikely we will actually spend that much - but our assumption as to the painting cost in 2026 is also a guess.

Marilyn next reported on the proposed banking plan regarding dues collections and bill payment. Other than the landscaper who gets about 8 – 10 checks a year, the Association only writes another 4 or 5 checks each year. The landscaper will be paid per its contract via online check initiated by Marilyn. To the extent feasible, the other vendors will also be paid via online check initiated by Marilyn after approval of the Board. Currently, the authorized signers on manual checks are Judy and Marilyn. Although our Bylaws call for 2 signers on paper checks, TD Bank does not reject checks without 2 signatures anyway. It was noted that as long as all expenses were approved by the Board and the Board gets current copies of the bank statements, having additional manual signers on checks is not needed as there may be 0 manual checks written going forward. If convenient, at some point this Spring Beth, as President, will be added as a signer. The President and Secretary will have online access to the TD Bank statements which will be shared with the entire Board monthly.

Dues checks are the biggest hassle every year as there can be as many as 54 checks a year to deposit. Marilyn has explored options with TD for ACH payment by unit owners, but no feasible plan has been developed yet. After further discussion, the banking plan report was approved.

The next agenda item was the Association's website. Currently, we own [www.breakersinbrigantine.com](http://www.breakersinbrigantine.com) and rent a sub-website at [www.associationonline.com](http://www.associationonline.com). The [www.breakersinbrigantine.com](http://www.breakersinbrigantine.com) site is a traditional website that costs about \$125 a year for hosting fees we pay to GoDaddy.com. The [www.associationonline.com](http://www.associationonline.com) sub-site is less traditional and does not contain any brand enhancing features. It does have some convenient Board management tools available and only costs \$50 a year. After further discussion, both subscriptions will be maintained with further discussion about improving the look, feel and depth of the [www.breakersinbrigantine.com](http://www.breakersinbrigantine.com) site. The [www.breakersinbrigantine.com](http://www.breakersinbrigantine.com) site will be the official repository for Breakers governing documents and minutes.

Todd brought up 2 issues: (i) terms of office of the 7-member board and (ii) stepping stones for the rear of the building containing units 19-33.

Beth commented that the terms of office issue will require some thoughtful discussion as the

current situation is unique in light of the fact that the bylaws call for a 5-member board, yet the unit owners elected 7. Further discussion on this issue will be on the agenda for March as we need to come up with a plan prior to the October Annual Meeting as to who and how many are running.

With regard to the stepping stones issue, while individual unit owners are free to add or subtract stepping stones on their own property as they desire, it was agreed 4 in favor and 2 against that it is not an appropriate Association expense.

Jack was assigned to send out a notice to the community of the next Board meeting in March 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