

BREAKERS HOMEOWNERS' ASSOCIATION

ORGANIZATIONAL MEETING OF THE BOARD

November 10, 2021

Video / Audio Conference

The organizational meeting of the Association was called to order at 7:00 P.M. The following Board members were present:

Frank Lardiere
Judy Parker
Todd Ingerto
Jack Hubbert
Killraine Dean
Marilyn Anthony
Beth Shillin

Also present were certain other Unit Owners.

The first order of business was the election of officers. Frank nominated Todd for President and Killraine seconded. After discussion, the motion did not pass. Judy nominated the following slate of officers:

| <u>Position</u> | <u>Name</u> |
|------------------------|--------------------|
| President | Beth Shillin |
| Secretary | Jack Hubbert |
| Treasurer | Marilyn Anthony |
| Vice President | Todd Ingerto |

After discussion, this slate of officers was elected with 4 in favor, 2 opposed and 1 abstain.

The next order of business was the appointment of a 5-member ARB. Todd suggested that we circulate to the entire community a request for volunteers and then appoint the ARB at the next meeting. Jack was assigned to draft up the notice to the community for ARB volunteers with a return date of November 30, 2021, ahead of the next Board meeting.

The next order of business was the minutes of 2021 Unit Owner Meeting. Various drafts of

the 2021 Annual Meeting minutes had been previously circulated among the Board members. After discussion, it was decided that the Board would again review latest drafts of the minutes and vote on them at the next Board meeting.

An open discussion was held regarding the breakersinbrigantine@gmail.com email account. After discussion, Todd was directed to set up the account so that all emails from the community to that account would be automatically forwarded to the entire Board.

Marilyn asked whether or not there existed a searchable / legible copy of the Association governing documents, particularly the Bylaws. No one is aware of such a file and further discussion will be held regarding creating it for convenience and perhaps possible amendment in the future.

A unit owner raised the issue of placing a no trespassing / private property sign near the sidewalk entrance to the walk behind units 6-20. There was a recent incident where a person was seen on unit owner cameras walking down the sidewalk with a flashlight. After discussion, this matter was tabled. It was also noted that recently there was an incident of car intrusions to unlocked vehicles in front of several units. A police report was filed, and video delivered to the police.

Killraine raised the issue of sending out a letter regarding dryer vent cleaning. After discussion as to the authority of the Board to order unit owners to comply, it was decided that a friendly reminder is in everyone's best interest since it is a fire hazard. Jack will circulate the current version of this letter to Board for review and editing before it would be sent out.

The issue of also circulating Rental Rules to the community every Spring was raised. After discussion, it was decided that Jack will circulate the latest version of the Rental Rules for review by the Board. Again, the limited authority of the Board to mandate compliance with any such rules was noted.

The final order of business was the date for the next Board meeting. After discussion it was decided that December 1, 2021, at 7:00 pm was a good date for the next meeting. Jack was assigned to send out a notice with the call-in / video link information.

Meeting adjourned.

Respectfully submitted



Jack Hubbert, Secretary