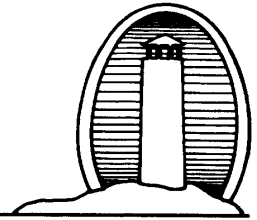


Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive
Rehoboth Beach, DE 19971



Breakwater Estates

Board of Directors Meeting Minutes

Saturday, January 28, 2017

9:00 am

The Breakwater Estates Board of Directors met at the home of Board Co-President Grace Gannon on Saturday, January 28, 2017. Present at the meeting were Board members: Brian Eichenlaub, Bonnie Wootten, SeaScape Property Manager, MJ Melah, Lana Warfield, Doris Walsh, Grace Gannon, and Karen McGavin,

Absent: Frank Frazzano

Call of Order

Co-President Grace Gannon called the meeting to order at 9:05 am.

Approval of Minutes

Minutes of the Board of Directors October 15, 2016 Meeting

Brian presented the draft Minutes from the October 15, 2016 Board Meeting. The minutes were read by all with a several corrections suggested. Grace Gannon made a motion to accept the minutes as amended, and Lana Warfield seconded. The motion was carried by all.

Minutes of the June 4, 2016 Community meeting were also submitted. Board made some suggestions. Brian will revise and present again to Board at the April meeting for final approval.

Treasure's Report

MJ Melah, BWE Treasure, presented the treasure's report. The community has a total of \$166,897.01 in laddered Money Market CD's, including \$12,963.41 in the Checking account.

Line item #6560 (Routine Common Maintenance) was reviewed since it is \$1795.50 over the \$1180 budgeted. This overage was due to two large repairs – the replacement of the mailbox roof (plus trimming the overhanging branches) and repairing the collapsed concrete drainage box on Rusty Anchor Drive.

Again, two property owners have late community dues. They will be called by SeaScape, then sent letters as a follow up.

Late fees again were discussed. Late fees may be waived, but only on a case by case basis. A fee waiver is not automatic just because a homeowner requested one.

President's Report

Contracts - Whenever possible, the Board, and/or Seascope should secure three bids for the work to be done. Then the Board, or its agents, will decide the best contract that fits the need of the job.

Caring for Our Neighbors – We will be placing a note in the Quarterly Newsletter asking for any interested residents, who are available, to help with our neighbors who may need some extra help. It could be with grocery shopping, taking them or picking them up from doctor's appointments and so on. We also be asking if any neighbors might need this type of help.

Property Manager's Report

Status of Accounts – Reviewed with Treasurer's Report

Campers and Boats – SeaScope has received complaints about a boat trailer in the back yard of 9 Beacon. We all need to be mindful of the Community Covenants we agreed to when we bought into Breakwater Estates. We are not allowed to park boat trailers in the back yard. They should be parked in a garage, shed or off site location.

Snow Removal Review: All agreed Walker Construction did a wonderful job. Two complaints – Snow as it was plowed, blocked a driveway and the owner had to again shovel out the entrances. Also, some pebbles were dug up and made it on the road. Brian went out and swept the pebbles back into the yard.

Wire Grass Contract: D. R. Lawn Maintenance, LLC. will continue to spray for wire grass twice a year – in July and September. The Board accepted the contract at the last meeting and MJ Melah signed the contract for this year.

3 Lighthouse Drive – Peninsula Waste Disposal (red truck) servicing this house. Not an approved provider. Bonnie will contact them and inform/remind them.

6 Lighthouse Drive – Heather the owner's dog, is incessantly barking into the night. The dog has a doggie door to come and go at will. Bonnie will contact them and inform/remind them to please keep the dog inside during the night to stop the late night barking.

School Bus #47 – Again we have a school bus from Redux Bus Company turning around on our streets adding to the wear and tear of the streets. Bonnie will contact the school district and again let them know that this not acceptable.

3 Light Ship Drive – Weather stripping around bay window is falling out. Bonnie will contact homeowner and let them know the situation.

Old Business

Repave Breakwater Estate Roads – We will have a guest speaker or two to present to the Board at the April meeting for the best way to preserve and maintain our roads. Then the Board could move ahead and make recommendations to the community members at the community meeting on Saturday, June 10, 2017.

New Business

Paint Stripes at Stop signs – Bonnie will look into the cost of painting a white stripe by the stop signs so people may be more aware and stop at the intersections.

Covenant Review and Discussion: Lana Warfield distributed the proposed revisions of covenants for the Fieldwood community for Board members to review. Again, the Board is entertaining amending the Breakwater community's covenants to mirror Fieldwood's revised covenants in regards to new construction in the community. For the April Board meeting, we will have a draft of the revised covenant to introduce and explain at the June community meeting.

Trees at corner of Munchy Branch Road and Breakwater Drive (at 1 Breakwater Drive): The dying and falling trees have been removed and the work is complete. It looks great. Thank you Mr. McCullough!

Thank you notes – Doris will be sending thank you notes to members of our community for their contributions for painting, trimming community trees, and so on. **THANK YOU ALL FOR MAKING BREAKWATER ESTATES SUCH A NICE COMMUNITY!**

June Community Meeting – The annual June Community meeting will be held on **Saturday, June 10, 2017 at the Lewis Library located at 111 Adams Avenue, Lewis, DE. THIS IS A NEW LOCATION THIS YEAR.** We will not be at Epworth Community Church off Rd. 271.

The next Board meeting will be on Saturday, April 22, 2017 at MJ Melah's home at 9:00 am.

Meeting adjourned at 11:30 am – Brian Eichenlaub moved to adjourn and Karen McGavin seconded. All approved.

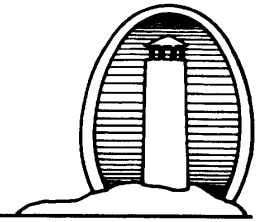
Respectfully Submitted,

Brian E. Eichenlaub
Secretary, Breakwater Estates

Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive
Rehoboth Beach, DE 19971



AGENDA

BREAKWATER ESTATES Meeting

Saturday, January 26, 2017

At Grace Gannon's Home 6 Lightship at 9:00 am

9:00 am Call to Order

Approval of Minutes of October 15, 2016

Treasurers Report – MJ

- Financial Report Balances
- Status of HOA Fees
- Other business (related to financials)

President's Report

- Contracts (Awarding)
- Caring of our neighbors (Co- President Doris Walsh)

Property Managers Report

- Status of accounts (nonpayment of dues) action for collection Del Guidice, Mellon
- Campers and Boats
- Recent snow fall – walker construction
- Chemical spray

Old Business:

- Covenant Changes and paving of roads
- Tree Removal at 1 Breakwater
- Bill Bonn's Contribution to the Community

New Business:

- Wolfe Neck turned into state park – Literature review