

Breakwater Estates Homeowner's Association

Annual Meeting Minutes

Saturday, June 15, 2013

Epworth United Methodist Church

The Breakwater Estates Board of Directors held the Annual Meeting on Saturday, June 15, 2013 at Epworth United Methodist Church. The meeting was called to order at 9:00 am by Board President Maryl Kerley who declared a quorum of homeowners who were either present or by way of Proxy. Board members present at the meeting were: Brian Eichenlaub, Scott Standiford, Karen McGavin, Frank Frazzano, Marilyn Hewitt, John Birdsell and Jennifer Fannin (Property Manager from Sea Scape).

President Maryl Kerley called the meeting to order at 9:00 am.

The meeting started with Maryl Kerley introducing the board members and recognizing Board Member John Birdsell for his six years of service, being a great board member, his problem solving approach to various situations and being the "voice of reason," when needed.

Minutes of the June 9, 2012 Annual Meeting

Tom Trilica made a motion to accept the minutes as presented and Ken Riley seconded. The motion carried unanimously.

Old Business – None

New Business

- **Approval of Budget for 2013-14**

Treasurer Scott Standiford reported on spending from the Associations two checking accounts, one of which holds the funds for normal operating spending and the other of which holds the funds the Association reserves for capital projects. A balance sheet for the operating budget and the proposed budget was presented and is attached. The Association's accounts are serviced by Community Bank in Rehoboth Beach.

Questions about where the "pond" was and the maintenance of the pond. Questions answered as to location and need for maintained.

Was the community webpage needed? There is nothing on it. Why have one? Can we have the list of owners/neighbors on it. Maryl did not want the list of homeowners listed. Maryl continued that it is a good venue for emergency info and general information.

Jennifer said she will speak to Jonathan to update page, post general information, storm information, forms. Will also check to see how often updated. Jennifer also said it is crucial for covenants and posting.

Pam Notarange wants updated budget for both accounts also in handouts at meeting. The budget mailed out is not as up to date as a more recent one to pass out at the meeting. Maryl agreed.

Motion to accept budget made by Dana Dembro and seconded by Ken Riley. Budget passed unanimously.

- **Election of Officers**

Maryl Kerley, President of the Board, Karen A. McGavin, Vice President, W. Scott Standiford, Treasurer, Brian Eichenalub, Secretary, Frank P. Frazzano, III, current member, Marilyn Hewitt, current member, Doris A. Walsh, running for the first time.

Floor was open to other nominations for board members. No motions were made. Move to close nominations was made by Dana. Motion was seconded by Tom. Dana moved to carry vote by unanimous acclamation. Motion passed and all seven candidates were elected by unanimous consent. Welcome Doris to the Breakwater Board of Directors and the returning members!

- **Other**

- **Grass Cutting**

Due to the very wet spring this year, the grass has been growing much faster than usual and cutting is far more difficult due to lack of nice weather to dry lawns out and for homeowners to cut – especially seasonal owners, since they usually down on weekends. Many weekends have also been rainy.

Tom Trilica, a full time resident, cuts his grass every week, but yet received a notice from Sea Scape that his yard was overgrown. He was shocked and upset. Thinks Sea Scape had the wrong house. He called Jonathan Poole to complain. Jonathan said there was no error made and did not issue an apology for making an error that didn't exist. Open discussion.

Scott Standiford spoke to the rainy conditions and lack of good weather, and said that perhaps Sea Scape was being a bit too aggressive considering the unusual wet spring we were experiencing.

Tom Trilica made a motion that with the overgrown grass letters, Sea Scape provide a picture of the property. This would do two things, document the infraction and assure the accuracy that it is the correct house in question; like in his situation. Ken and others seconded the motion. The motion was carried by all but 2 votes opposed.

- **Cats wander in the community and in others yards**

Melanie pointed out that a neighbor's cat continues to be on her property. The cat kills birds. She has contacted the owner, but nothing is done. Maryl has talked to the homeowner also – more than once. A letter has been sent asking that the owner confine the cat to his/her property.

Maryl called animal control. Animal control says it is an HOA problem and not an animal control problem.

Letter could be sent and a fine for owners could be levied. But the reality is no money will be paid until the sale of a house occurs and the liens are settled. Another letter will be sent.

Best thing to do is ask all homeowners take care of their pets and be responsible pet owners. Thank you!

- **Grass Cutting**

Dana - It would be nice to have a grass cutter on call so owners can call and hire them.

- **Fences**

Ed – Take out the different types of fences in the by-laws as there are so many types. Maryl- Covenants restrict what can be done so problems could be avoided and a more uniform look.

- **Tree Growth and Street Lights**

Nancy – tree has grown to cover the street light at 12 Rusty Anchor Drive. Needs to be trimmed. Maryl – will be taken care of. Trees trimmed about every 2 years.

Ed – Why have 3 lights for entrance to community. Why not remove street light and save money. Maryl – we pay a flat rate for streetlights.

Meeting adjourned at 9:45 am. Ken Reilly moved to end and Scott Standiford seconded. All approved.

Respectfully Submitted,

Brian E. Eichenlaub
Secretary, Breakwater Estates

Breakwater Estates Homeowners Association

Annual Meeting
Saturday, June 15, 2013
Epworth Methodist Music Room

Agenda

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| 8:30 – 9:00 am | Registration, refreshments |
| 9:00 am | Call to Order – Introduction of Board, Property Management Firm |
| 9:15 am | Approval of June 9, 2012 Minutes |
| 9:30 am | Old Business <ul style="list-style-type: none">• None |
| 10:15 am | New Business <ul style="list-style-type: none">• Approval of Budget for 2013-14• Election of Officers• Other |