

# **Breakwater Estates Homeowner's Association**

Annual Meeting Minutes

Saturday, June 6, 2015

Epworth United Methodist Church

The Breakwater Estates Board of Directors held the Annual Meeting on Saturday, June 6, 2015 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 43 homeowners who were either present or by way of Proxy (needed 32 to hold the meeting). Board members present at the meeting were: Maryl Kerley, Brian Eichenlaub, Scott Standiford, Karen McGavin, Frank Frazzano, Doris Walsh, Grace Gannon, and Barry Nichols and Amanda O'Brien, representing Jennifer Fannin, our Property Manager from Sea Scape, who was unable to attend.

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

## **Review and Acceptance of Minutes from the June 7, 2014 Annual Meeting**

Pam Notarangelo pointed out that the discussion of having both budgets distributed before the community meeting so that homeowners could compare budgets was not in the minutes from June 7, 2014.

Tom Trilica also pointed out that a discussion about tall grass was missing from the June 7, 2014 minutes. In this discussion, Sea Scape had sent notes out to incorrect addresses and a motion was made that any further notices were to include a picture.

A motion was made a motion to accept the minutes as amended and John Birdsell seconded. The motion carried unanimously.

[In reviewing past minutes from the community meetings, it was noted that both of these discussions actually occurred the year before at the June 15, 2013 meeting and it was documented in June 15, 2013 minutes and accepted by the community meeting at the June 7, 2014 meeting. Thus, the minutes from June 7, 2014, were not amended – since this discussion did not occur in the June 7, 2014 meeting but the previous year, 2013. Please see the attached minutes from June 15, 2013 meeting.]

## **Old Business**

- **Busses in neighborhood**
  - Barb asked for an update. Doris Walsh looked into it and found that there are 3 children in the neighborhood being picked up by 1 bus in the morning and 1 bus in the afternoon.
- **Dead tree at Munchy Branch Road and Breakwater Drive**
  - Bill Bonn pointed out the dead tree on a home owner's property. It needs to be trimmed back or removed. Cannot do that on private land. A question was asked if the state could do anything. SeaScape will call the state and see what could be done.

## **New Business**

- **Approval of Budget for 2015-16**

Treasurer Doris Walsh and Barry Nichols from Sea Scape 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 and discussion about the budget occurred. Tom Trilica asked about the \$770 expense of the storm water pond maintenance. Questions were answered about the need for the yearly maintenance.

Maryl Kerley presented that our dues covered our expenses. There would be no changes to the community dues. The dues would continue to be \$480/house or \$120/quarter.

Motion to accept budget made by Tom Trilica, and Ken Reilly seconded. Budget passed unanimously.

- **Election of Officers**

Maryl Kerley, President of the Board, informed the community that she and her partner Pat Sagat, were selling their home and moving permanently to Virginia. Because of this, Maryl will no longer be serving on our Board or as our long term President. She and all her work and dedication to the Breakwater Estates community will be very much missed. Maryl has volunteered to serve as an advisor until there is a new member or until we have a new President. She very much will work to make the transition as smooth as possible.

The following members of the Board are again running: Karen A. McGavin, Vice President, Doris Walsh, Treasurer, Brian Eichenlaub, Secretary, Frank P. Frazzano, III, current member, W. Scott Standiford, current member and Grace Gannon, current member who replaced Marilyn Hewitt, mid-term.

The floor was open to other nominations for Board members. No motions were made. Move to close nominations was made by John Birdsell. Motion was seconded by Tom Trilica. Maryl moved to carry vote by unanimous acclamation. Motion passed and all six candidates were elected by unanimous consent. Welcome Grace to the Breakwater Board of Directors and the returning members!

The open position of President, will be decided by the six newly elected Board members. Also, at the community meeting, it was asked if a community member would like to volunteer to take the open Board position left by Maryl. There were no volunteers. It was asked for the community members to please think it over and if interested, to please see a Board member after the meeting.

- **Other**

**General Questions/Comments:**

- **Stop Sign at the corner of Lighthouse and Light Ship Drive**
  - Cannot see stop sign because of the trees from the corner house
  - A letter will be sent to the homeowner asking that they trim the trees around the sign citing a safety issue.
- **BWE website not up to date**
  - Bill Bonn asked that the BWE website be updated. Need to have the covenants and the 5 amendments up for all to see. They were not there the morning of the meeting. Pam Notarange checked during the meeting and found they were up on line.
- **Dogs in neighborhood**
  - Deb and John Daniels apologized about their dog getting loose in the neighborhood and scaring others in the neighborhood. They have taken steps so that would not happen again. They thanked everyone for their patience.

- **Reminders for all of us to be good neighbors**
  - Please help your neighbors out by bringing in their trash cans if they are weekenders or cannot wheel them in a timely manner. We all could use a little help sometimes. Thank you.
- **Waste Industries Reminder**
  - Please remember that we all agreed to use Waste Industries as the sole trash/recycling company to service our neighborhood. This cuts down on multiple trucks as well as road wear and tear.
  - The cost is \$49.50/quarter for this year.
- **Yard Waste**
  - A question came up as how to dispose yard waste. Amanda from SeaScape explained that Waste Industries will pick up yard waste, but with special paper disposable bags from Home Depot or Lowes, and a sticker from SeaScape for \$2.00/sticker. SeaScape makes no money from this service.
  - The yard waste program is very simple in that you only participate when you want. If you have yard waste you will need to purchase a sticker from the SeaScape office for \$2.00 and place on a paper yard waste bags that you can purchase from any hardware store such as Lowes or Home Depot. Waste Industries will then come through the neighborhood every other Tuesday and pick up any bags that have the stickers on them. Then the association will then be charged \$2.00 for the pick-up and disposal of the yard waste. Waste Industries will also pick up large items such as appliances or furniture if you notify them ahead of time. Please call (302) 934-1364 to schedule pick up.
  - Ken Reilly pointed out that a full pick-up truck of yard waste is only \$7.50 at the community dump, if you have a pick-up truck to transport it there.
- **THANK YOU MARYL FOR YOUR 16 YEARS OF SERVICE TO OUR COMMUNITY**
  - A presentation was made at the end of the meeting by the members of the Board of Directors and on behalf of the community to thank Maryl Kerley for her long term service as a Board of Director Member and its long serving President. Due to Maryl's dedication and commitment to our community, she, along with many others, have made Breakwater Estates a better place to live and we cannot thank her enough. We will miss her skills, energy, insight and dedication. Best of luck to her and Pat on their next adventure!

Bill Bonn moved to adjourn and Tony Ghigi seconded. All approved.

Meeting adjourned at 9:58 am.

Respectfully Submitted,

Brian E. Eichenlaub  
Secretary, Breakwater Estates

**Breakwater Estates Homeowners Association  
Annual Meeting  
Saturday, June 6, 2015  
Epworth Methodist Music Room**

**AGENDA**

- 8:30-9:00**      **Registration, refreshments**
- 9:00**            **Call to Order – Introduction of Board, Property Management Firm**
- 9:15**            **Approval of June 7, 2014 Minutes**
- 9:30**            **Old Business**
- None
- 10:15**          **New Business**
- **Election**
  - **Approval of Budget for 2015-16**
  - **Other**

**Directions to Epworth Methodist Church:** From Munchy Branch Road turn left onto Route 1. Once you pass the Outlet Center and the Outback Steakhouse on your left, you will see a traffic light. Do a ‘U’ turn at the light, which will take you north on Route 1. Keep right. Just past Tomato Sunshine, you will see the entrance to the Glade. Turn right and Epworth is on your right. You will be able to see Epworth from Route 1.