

Breakwater Estates Homeowner's Association

Annual Meeting Minutes

Saturday, June 7, 2014

Epworth United Methodist Church

The Breakwater Estates Board of Directors held the Annual Meeting on Saturday, June 7, 2014 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: Maryl Kerley, Brian Eichenlaub, Scott Standiford, Karen McGavin, Frank Frazzano, Doris Walsh (new Treasurer replacing Scott Standiford), Grace Gannon (new Board Member replacing Marilyn Hewitt) 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 the new board member and new treasurer. Welcome!

Minutes of the June 15, 2013 Annual Meeting

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

Old Business – None

New Business

- **Approval of Budget for 2014-15**

Treasurer Doris Walsh and Jennifer Fannin 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.

Maryl Kerley presented that there needed to be a \$30 increase/year or \$7.50/quarter in the community dues. The dues this year would be \$480/house.

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

- **Other**

General Questions/Comments:

- **Loose Stop Signs**

- Bill Bonn asked who to report loose signs to. Jennifer Fannin, the Property Manager from Sea Scape is the person.

- **Trucks through Breakwater Estates**
 - George Nicholls asked if the Board could contact the trucks cutting through our neighborhood and stop them. Maryl Kerley responded that it is really difficult to stop all cut through traffic. By limiting trash service to one company and contacting the Sussex County School District to stop unauthorized buses from cutting through, we have done the most we can do. We have also contacted Waste Management to get their truck from cutting through. This has been the most difficult one to stop.

- **Cracks in roads**
 - Jennifer Fannin informed the community that the cracks in the road will be sealed over the next few weeks.

- **Busses in neighborhood**
 - Doris Walsh will look into how many children in the neighborhood need to be picked up and how many busses are in the neighborhood.

- **Dogs in neighborhood**
 - A homeowner's pit bull jumped out of house, through a window screen, and attacked another dog being walked on a leash by another resident. This dog has also gotten out of the yard 4 or 5 times throughout the year. A letter had been previously sent to the resident on Lighthouse Drive, asking them to better monitor their dog, but another letter will be sent asking the owner of the dog to better job of controlling their dog. The owners will be fined if the dog continues to get loose.
 - A homeowner asked what does one do if they are attacked by a roving dog. The answer suggested was to call 911 and/or animal control and report the dog.

- **Trash Pick-up Cost Increase**
 - Scott Standiford pointed out that the cost of trash pick-up went up \$1.50 a quarter to \$49.50/quarter for this year.

- **Snow Removal**
 - Jennifer Fannin and SeaScape were complimented for their job this past winter of keeping the roads in the community plowed. "They did a really nice job!"

Scott Standiford moved to adjourn and Ken Reilly 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 7, 2014
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 15, 2013 Minutes**
- 9:30** **Old Business**
- None
- 10:15** **New Business**
- Approval of Budget for 2014-15
 - Other