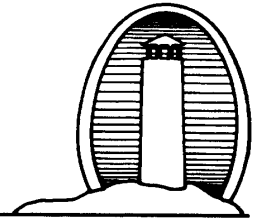


# Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive  
Rehoboth Beach, DE 19971



## Breakwater Estates

Board of Directors Meeting Minutes

Saturday, July 23, 2016

9:00 am

The Breakwater Estates Board of Directors met at the home of Board Member MJ Melah on Saturday, July 23, 2016. Present at the meeting were Board members: MJ Melah, Grace Gannon, Brian Eichenlaub, Karen McGavin, Frank Frazzano and Bonnie Wootten, our new Property Manager from Sea Scape. Doris Walsh and Lana Warfield were not present.

### Call of Order

President Grace Gannon called the meeting to order at 9:05 am. Grace proceeded to introduce Bonnie Wootten, who is Breakwater Estates new Property Manager at Sea Scape. Marc Kosiorowski, our previous Property Manager, left, on short notice, to join the military. Bonnie then introduced herself and her background with Sea Scape. Welcome Bonnie!!!

Also, our new Board Member, Lana Warfield, needs to be added to the email list. Lana's email address is: [lcwarfield@hotmail.com](mailto:lcwarfield@hotmail.com). Please add Lana to all group Board Member emails. Thank you.

### Approval of Minutes

#### Minutes of the Board of Directors April 16, 2016 Meeting

Brian Eichenlaub presented and the minutes and they were read by all with a few corrections suggested. Frank Frazzano made a motion to accept the minutes as amended, and Karen McGavin seconded. The motion was carried by all.

### Property Manager's Report

Bonnie Wootten, Sea Scape Property Manager for BWE, presented the Property Manager's Report.

**Weed Pro Contract:** Contract needs to be signed. Spraying set for September.

**Wire Grass:** Note to Homeowners in Summer Newsletter – Be sure to weed whack or spray on the edge during the summer months so the wire grass does not get out of control.

**Architectural Review Committee (ARC) Application:** 5 Lighthouse Road solar panels – Board approved application

**Mosquito Spraying:** It has been done twice.

## Treasure's Report

MJ Melah, BWE Treasure, presented the treasure's report. The community has a total of \$157,580.78 in laddered CD's. All of our savings are in these laddered CD's. Thank you Frank for setting them up.

## Old Business

**Rental Owners:** Owners who rent their properties out are responsible to provide renters a copy of our Community Covenants. This apparently is not being done. Sea Scape will send them out if they know of rentals in the community.

**Home Sales:** Sea Scape provided the Community Covenants to realtors and buyers.

**\$250.00 New Homeowners Fee:** Sea Scape collects the \$250.00 new homeowner fee when homes sell in the neighborhood.

**Posting at Mailbox:** We will start posting our newsletter at the mailbox.

**Blue House on Corner of Breakwater Drive and Lighthouse Drive:** Grass needs to be cut. Maxwell will do it and charge the community association. Then the homeowner will reimburse the association the cost. Sea Scape will look into the cost and report back.

## New Business

**Storm Water Pond:** Bonnie will contact Maxwell's and Al's Affordable Tree service to see if trees need to come down and the cost.

**Bill Bonn, Breakwater Estates Resident:** Bill offered to paint Breakwater Estates sign out front for free. Bill asked the Board to pay for paint and brushes. Frank moved to approve, Brian seconded and all agreed. We will pay for the paint and brush cost for the front sign. THANK YOU Bill for making our community look good and your good will in helping improve our home!

**Mosquito Spraying:** Board asked to schedule another mosquito spraying this season.

**Summer Newsletter:** Almost complete. Board asked that wire grass be address in the newsletter. Also, for Bonnie to include a welcome to all the Breakwater Estates residences.

**Street Maintenance:** The Board asked Bonnie to look into hiring road builder/paver to evaluate our streets and then estimate the cost of repairing the cracks in the streets,

**Flier Holder Box at Mail Boxes:** The Board thought it would be a good idea to have mail fliers (like newsletters) in a flier holder box, like realtors use, posted at the mailbox. Karen will check and confirm if there is a box already there. Bonnie is to look into it. [After the meeting, Karen confirmed that there was a flier holder already there so we do not have to invest in a new one. We just need to put copies of the newsletter there for the residents.]

**Street Lights on Breakwater Drive –** Trees need to be trimmed. Light posts are surrounded by growing trees.

**Lighthouse Drive Home Steps** – Front house steps newly painted a very bright blue. No ARC application. Bonnie will contact owners to see if that was the primary paint, and if not, to ask them to repaint the steps to be complementary to the existing home.

Next Board meeting will be on Saturday, October 15, 2016 at Doris Walsh's home at 9:00 am.

Meeting adjourned at 11:07 am – Frank moved to adjourn and Brian seconded. All approved.

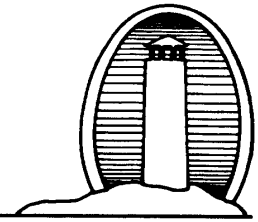
Respectfully Submitted,

Brian E. Eichenlaub  
Secretary, Breakwater Estates

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BREAKWATER ESTATES BOARD OF DIRECTORS MEETING AGENDA  
JULY 23, 2016  
9 BREAKWATER DRIVE

1. Call to Order – Doris and Grace
2. Approval of Minutes of April 16, 2016 Meeting – Brian
3. Property Manager's Report – Marc
  - Weed Pro Contract
  - Wire Grass
  - ARC Application Review
  - Mosquito Spraying of the community
  - Miscellaneous issues
4. Treasurer's Report – MJ
  - Status of HOA fees
  - Maturing CDs
  - Other business related to the Treasury
5. Old Business – Doris and Grace
  - Rental Owners in the community and Community Convents
  - Home sales in the community and who is providing the potential buyers the Community Convents
  - \$250 New home owners fee – Update and who collects?
  - Posting at mailbox
  - Other issues
6. New Business – Doris and Grace
  - Storm Water Pond - Update
  - Mosquito Spraying - Update
  - Summer Newsletter – Discussion and Review
  - Other new business
7. Adjournment