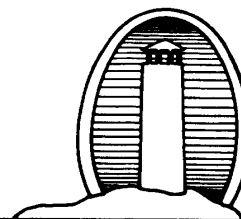


# Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive  
Rehoboth Beach, DE 19971



## **Breakwater Estates**

Board of Directors Meeting Minutes

Special Meeting

Saturday, November 11, 2017

9:00 am

The Breakwater Estates Board of Directors met at the home of Board Treasurer MJ Melah on Saturday, November 11, 2017. Present at the meeting were Board members: Brian Eichenlaub, Doris Walsh, Lana Warfield, MJ Melah, Grace Gannon, and Mike Forry. Absent: Karen McGavin

This special meeting was called due to a letter the Board received dated October 19, 2017 from SeaScape informing our community of their intent not to renew our property management agreement for 2018. Three bids were solicited from area property management companies since receiving that letter and this meeting was to pick a new property management company.

### **New Business**

#### **Selection of New Property Management Company**

The meeting went immediately into new business at hand – that of reviewing the three property management companies proposals.

The three companies submitting bids were:

Legum/Normon, Inc.

Right Property Management

HPS Management (formally Guardian and also BWE former management company)

Discussion occurred freely with each proposal reviewed. Service, support of current software (QuickBooks), website, and costs were all reviewed. After lengthy discussion, an informal vote was held and HPS was selected based on their services offered weighed with their cost to the community. MJ Melah moved to have HPS Management, located at 17298 Coastal Highway, Unit 1, Lewes, DE 19958 be the new BWE property management company for 2018. Brian Eichenlaub seconded and all agreed.

MJ Melah, Doris Walsh and Grace Gannon all agree to meet the following week with our new community representative and work out transition details.

### **Open Discussion – Updates since the last meeting on September 16, 2017**

**Late Payments** – Four more residents are behind in community payments for a total of nine at this date. Will find out what HPS policy is and what they may suggest with late payments and fees.

**Community CDs** – Community CDs were renewed by MJ Melah.

**Roads** – A crack and seal bid came in from Performance Seal Coating for \$2500. Working on obtaining a third bid.

**NEW BWE Website** – Testing and vetting has occurred and we would like to launch the new BWE website ASAP. We think it is a huge improvement and great! A very big thank you needs to go to Mike Forry and MJ Melah for all of their hard work in designing the new site. Mike and MJ have agreed to also update the site and keep it current.

Brian is writing a letter to go out to the community announcing the site and inviting all of the community to check it out. He will do it in the next few days. (Attached).

**Next Meeting** – The next Board meeting will be on Saturday, December 9, 2017 at Grace Gannon's home at 9:00 am.

Meeting adjourned at 11:00 am – Lana Warfield moved to adjourn and MJ Melah seconded. All approved.

Respectfully Submitted,

Brian E. Eichenlaub  
Secretary, Breakwater Estates

**Doug Nichols SeaScape** (dnichols@seascapepm.com)

Hello all,

Please see the below message from the Board of Directors. Thanks and have a great day!

Thank You,

**Doug Nichols**

SeaScape Property Mgmt, Inc.

Hi Everyone!!!

The summer and fall have gone by in a blink and the holiday season is right around the corner.

We wanted to let all the residents of Breakwater Estates know that we have been working on a new website for the community. The website address is: [www.bwehoa.com](http://www.bwehoa.com) ! Please take a look when you have a chance.

There are a number of new features to the site. Besides being a totally re-designed site with new, inviting pictures of our community as well as the greater Rehoboth area, there is a calendar with all the recycle days listed, so you never have to wonder which Monday is recycle day. The site links to the Rehoboth Circle webcam, so you could get a live read on traffic into downtown as well as an "Around Town" link with news about what's going on in the area.

The important, usual things are still there when you need them – The Architectural Review Committee Application, needed for any changes to your home, the Board meeting minutes, so you could see what we are discussing (a riveting read!), as well as our community Covenant and Organizational documents – all located under the "HOA Documents" link.

So take a look and visit your community's new website – the Breakwater Estates Website at [www.bwehoa.com](http://www.bwehoa.com).

A huge shout out and thanks needs to go to our two Board Members MJ Melah, and Mike Forry who have created this new site and have been working on expanding the site's offerings and relevance. Feel free to email them with your thoughts and any suggestions you might have to make the site better and serve our community better. Their email addresses are:

MJ Melah [bapmjm@comcast.net](mailto:bapmjm@comcast.net) and Mike Forry [meff22@gmail.com](mailto:meff22@gmail.com) .

Also, keep checking back to the site for new information about our community. We are engaged right now in securing bids for a new property management company. We will let the community know which property management company's bid was most attractive, offering both quality service and a reasonable cost.

Enjoy the new site!

Your Board of Directors Members:

Doris Walsh, Co-President; Grace Gannon, Co-President; Brian Eichenlaub, Secretary; MJ Melah, Treasurer; Karen McGavin, Member at Large; Lana Warfield, Member at Large; and Mike Forry, Member at Large