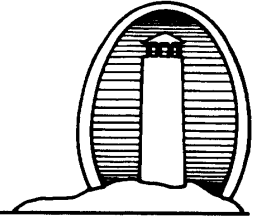


Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive
Rehoboth Beach, DE 19971



Breakwater Estates

Board of Directors Meeting Minutes

Saturday, March 10, 2018

9:00 am

The Breakwater Estates (BWE) Board of Directors met at HPS offices located at 17298 Coastal Highway, Unit 1, Lewes, DE 19958. Present at the meeting were Doris Walsh, Grace Gannon and Mike Forry. Absent: MJ Melah, Brian Eichenlaub, Karen McGavin and Lana Warfield

Call of Order

Co-President Doris Walsh called the meeting to order 9:00 am.

Approval of Minutes

The minutes of previous meetings were not approved since the drafts have not yet been issued. All meeting minutes will be finalized at the next meeting scheduled for April 14, 2018.

Treasurer's Report

No minutes were presented due to the absence of MJ Melah, BWE Treasurer

President's Report - None

Property Manager's Report

HPS personnel announced that John Young was no longer with their firm and that Zach Butler was replacing him.

HPS will check with SeaScape to verify that they filed FY2017 tax returns.

They also recommended that BWE increase the FY18 tax budget to \$300.

Future data will be provided electronically.

Board members do not need special codes, HPS has already coded them.

MJ will need to alert Community Bank of the change of property management companies.

HPS will evaluate what type of audit BWE needs and the time span.

Old Business

Roads – The Board will have an updated reserve study done – this will give a better picture of the life span of our roads.

New Business

HPS will request that SeaScape remove their signs from BWE property.

HPS will contact Waste Management regarding yard waste removal and the process involved.

Next Meeting – The next Board meeting will be on Saturday, April 14, 2018 at the HPS offices located at 17298 Coastal Highway, Unit 1, Lewes, DE 19958 at 9:00 am.

Meeting adjourned at 10:45 am.

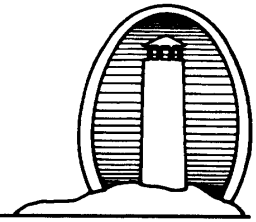
Respectfully Submitted,

Grace Gannon
Co-President, Breakwater Estates

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Homeowner's Association, Inc.

2 Rusty Anchor Drive
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Breakwater Estates Homeowners Association Board of Directors Meeting Agenda

Saturday, March 10, 2018

9:00 am

HPS Offices
17298 Coastal Highway, Unit 1
Lewes, DE 19958

AGENDA

1. Call to Order – 9:00 am
2. Approval of Minutes
3. Treasurer Report
4. Property Managers Report
5. New Business
6. Old Business
7. Adjourn