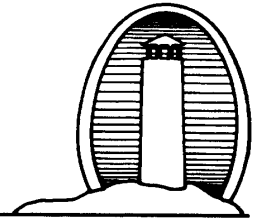


Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive
Rehoboth Beach, DE 19971



Breakwater Estates

Board of Directors Meeting Minutes

Saturday, April 13, 2019

9:00 am at HPS Management Offices

The Breakwater Estates (BWE) Board of Directors met at the HPS Offices. Present at the meeting were Board members: Brian Eichenlaub, Doris Walsh, Grace Gannon, MJ Melah, Mike Forry, Karen McGavin, Lana Warfield, Kelly Quinn, HPS Property Manager for Breakwater Estates, and Hector Justiniani – new Property Manager.

Call of Order

- Co-President Doris Walsh called the meeting to order 9:03 am.
- Kelly Quinn introduced our new Property Manager, Hector Justiniani. Kelly will be helping the transition of the community account to Hector. Hector can be reached at Hector.Justiniani@HPSmanagement.com. Welcome Hector!

Approval of Minutes

- Minutes from the 1/12/19 meeting were reviewed. Changes were made. Motion to approve the minutes as amended from 1/12/19 was made by MJ Melah. Doris Gannon, seconded and unanimously approved.
- The annual community meeting minutes from 6/9/18, were reviewed one last time for inclusion in the annual meeting packet for this year's meeting on 6/8/19. No changes were made.

Treasure's Report

- MJ Melah reported that the community had a total of \$199,988.24.
- As approved from the 1/12/19 Board meeting, MJ Melah reported that \$80,000.00 from the Reserve Fund was moved into higher interest money market account.
- Two homes in the community are very behind in community dues and late fees for a total of over \$2000.00. Doris Walsh moved to have the BWE community lawyer send letters to the homeowners and start collection proceedings. The lawyer fees will be limited to a maximum of \$500.00. Grace Gannon seconded. All approved.
- The budget was reviewed and all decided the amount of the community dues was sufficient to cover this year's projected costs. The Board decided to keep community dues at \$480.00/year or \$120.00/quarter, pending community approval at the June meeting.

Property Manager's Report

- Doris Walsh and Grace Gannon informed the Board that they have both decided not to continue serving on the Board. They very much loved working for the community and being Co-President's but have other commitments needing their attention and time. Doris and Grace's leaving, opens up two Board member openings for the June 8, 2019 community meeting elections.
- 3 Beacon – Pot Hole Repair - \$850.00 – Matt's Mgmt. – sent to BOD on 3/4/19
The location of the pot hole is on the boarder of the driveway and roadway. After discussion about who will pay for the repair it was decided to split the cost 50/50 between the homeowner and the community. Doris Walsh made a motion and Lana Warfield seconded to split the cost of repairs 50/50 between the homeowner and community. All approved. Hector will contact the homeowner with the information to proceed with the repair.
- Maxwell was paid to weed.
- D. R. Lawns were contracted to spray for wire grass twice this year.
- Brian Eichenlaub volunteered to check with Wharton's for a quote to plant the two islands.
- Annual community meeting is Saturday, June 8, 2019 at the Lewes Public Library at 9:30 am. All of the Board members are asked to report by 9 am to help with set up.
 - There will be six items included in the mailing to community members: notice of meeting, agenda, minutes from last year's community meeting, nomination form for new Board members, balance sheet, and proxy sheet for meeting.

Old Business

- Covenant change – Voting will continue and ballots taken until the June 8, 2019 meeting. All votes will be counted and the community will have the answer as to whether the covenant change passed at the meeting. Hector will send us a list of who has voted and who still needs to vote. We could reach out and remind homeowners to vote on the covenant change – one way or another.

New Business

- Coffee and bagels for the June 8 meeting – MJ Melah volunteered to order and pick up the bagels and coffee before the meeting.
- Taxes – Community needs to file taxes for the year. Hector will look into it.

Next Meetings – The Board will meet informally on Saturday, May 25, 2019 at MJ Melah's home to prepare for the June community meeting.

The next Board meeting will be at the Annual Community Meeting, Saturday, June 8, 2019 at the Lewes Library at 9:00 am for set up for the 9:30 am meeting.

Meeting adjourned at 11:11 am – Grace Gannon moved to adjourn and Brian Eichenlaub seconded. All approved.

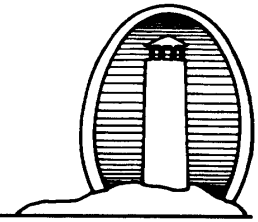
Respectfully Submitted,

Brian Eichenlaub
Secretary, Breakwater Estates

Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive
Rehoboth Beach, DE 19971



Breakwater Estates Homeowners Association Board of Directors Meeting

Agenda

Saturday, April 13, 2019

9:00 am

HPS Offices

17298 Coastal Highway, Unit 1
Lewes, DE 19958

Call to Order – 9:00 am

Approval of Minutes – January 12, 2019

Treasurer's Report

- Money market account

Property Manager's Report

- Repairs of mail house - Scheduled
- 3 Beacon – Pot Hole Repair - \$850.00 – Matt's Mgmt. – sent to BOD on 3/4/19
- Contracts in place for Grass cutting
- Prepared the ballot and mailer for amendment for review

Old Business

- Amendment

New Business

Adjournment