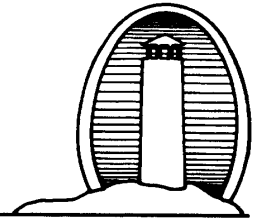


Breakwater Estates

Homeowner's Association, Inc.

2 Rusty Anchor Drive
Rehoboth Beach, DE 19971



Breakwater Estates

Board of Directors Meeting Minutes

Saturday, July 13, 2019

9:00 am

The Breakwater Estates Board of Directors met at the home of Board Treasurer MJ Melah on Saturday, July 13, 2019. Present at the meeting were Board members: Brian Eichenlaub, Nichole Davick, MJ Melah, Lana Warfield, Mike Forry, Bill Bonn, and Hector Justiniani, HPS Property Manager for Breakwater Estates. Absent: Karen McGavin

Call of Order

- The Board members called the meeting to order 9:05 am.

Approval of Minutes

- Brian Eichenlaub presented the April 13, 2019 Board meeting minutes. Minutes were reviewed with changes. Motion to approve the minutes as amended was made by Lana Warfield and seconded by MJ Melah. All approved.

Board Officers Selected

After the election from the Annual Meeting in June, new Board members were elected. Board officers were selected and approved unanimously. The new Officers of the Board until the next election in two years are:

- ❖ MJ Melah, President
- ❖ Bill Bonn, Vice President
- ❖ Nichole Davick, Treasurer
- ❖ Brian Eichenlaub, Secretary
- ❖ Mike Forry, Board Member
- ❖ Karen McGavin, Board Member
- ❖ Lana Warfield, Board Member

President's Report – None

Treasurer's Report

- MJ Melah reported that the community had a total of \$211,295.99 in total assets.
- 1 community CD is coming due on October 17, 2019. MJ Melah and Nichole Davick will check to see if there are higher yielding CD's or money market accounts available, before it renews.
- Interest earned this quarter was \$1,601.99.
- Printing costs were reviewed and discussed. Moving forward, we will print large mailings at a local printer to save money on our printing costs.

Property Manager's Report

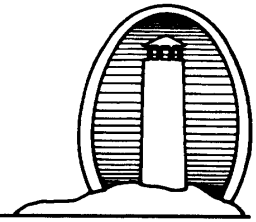
- **New HPS Website Portal** – Hector Justiniani reported that the HPS website portal has been set up. The link is: infohoa.com Residents could go to that site, register, and find their account info and community dues updates.
 - Hector wants to add pics from the community.
 - Hector was asked to add a link to the BWE website, <https://bwehoa.com/> which lists all the community documents, meeting dates, HOA documents and more!
- **New Communication Committee** – MJ Melah suggested creating a new communication committee. A communication committee was formed to produce community newsletters.
 - MJ Melah, Bill Bonn and Nichole Davick all volunteered to be part of it.
 - The first community newsletter in years was reviewed and agreed it should be sent out ASAP.
- **Violations** – Several houses on Beacon, a house on Breakwater and Munchy Branch, all need to have their grass cut – Hector will contact the owners.
- **Street Lights** – Most burnt out and broken street lights reported at the June Community meeting have been repaired. The one at 12 Beacon is still broken. The number is: 60376/06630. Hector will be calling it in.

Next Meeting – The next Board meeting will be on Saturday, October 12, 2019 at the HPS offices located at 17298 Coastal Highway, Unit 1, Lewes, DE 19958 at 9:00 am.

Meeting adjourned at 10:55 am – Nichole Davick moved to adjourn and Brian Eichenlaub seconded. All approved.

Respectfully Submitted,

Brian Eichenlaub
Secretary, Breakwater Estates



BOARD MEETING AGENDA

July 13, 2019 9:00 AM

9 Breakwater Drive

Rehoboth Beach, DE 19971

1. Call to Order
2. Approval of Minutes of Preceding Meeting
3. Assignment of Board Positions
4. President's Report
5. Treasurer's Report - Financials
6. Property Management Report
 - a. Website Portal
 - b. Email communication
 - c. Violations
 - d. Street light outages
7. Old Business
 - a. Covenant Change Review
 - b. Landscaping, trimming, cleanup and entrance beautification
 - c. Mosquito Spraying
 - d. Metal Recycling
8. New Business
 - a. Shed colors
 - b. Street Parking
 - c. Doggy bag dispenser
 - d. Mailbox posting of emergency numbers and meeting summary
 - e. Street signage replacement
9. Adjourn