

Breakwater Estates
Board of Directors Meeting Minutes
May 5, 2012

The Breakwater Estates board of Directors met at the office of SeaScape Property Management on Saturday, May 5, 2012. Present at the meeting were: Brian Eichenlaub, Marilyn Hewitt, Maryl Kerley, Karen McGavin, Jonathan Poole (Property Manager from SeaScape), Amanda O'Brien (from SeaScape) and our guest speaker Raymond Paylor, ED.D, Investigator/Trainer with the Division of Human Relations, State of Delaware. John Birdsell, Frank Frazzano and Scott Standiford were absent.

President Maryl Kerley called the meeting to order at 9:07 am.

Due to the guest speaker, the normal order of the meeting was appended so that the speaker could address the issue of school busses in the community, the Fair Housing Act and Breakwater Estates' rule of not allowing busses into the community.

The presentation with questions and answers lasted until 10:40 am. Mr. Paylor presented information on the Fair Housing Act, both the Federal and State laws, and discussed disability issues that may arise under the Act, as well as prohibited practices under the Act.

In summation, due to a resident with a disability, it may not be an unreasonable accommodation to have a school bus enter the community to pick up and drop off her children at her home. Even though the roads are private, and privately maintained, and the community voted against allowing busses into the community, the Fair Housing Act supersedes all of this. Breakwater Estates can pursue this legally, but faces the possibility of losing, as well as incurring legal fees and court costs. The Board will ask for third party verification to support the request for accommodation.

Minutes of the March 24, 2012 Meeting were read with no corrections suggested. Maryl Kerley made a motion to accept the minutes and Karen McGavin seconded. The motion carried.

Treasure's Report: Scott Standiford was not at the meeting and could not make a report. Scott informed Maryl that he would email her the report.

OLD BUSINESS

Storm Water Pond (s)

No work has yet been done. Maxwell Lawns (the company who cleared out the brush) will be contacted to schedule a date to clear the saplings in the runoff pond area.

The wooden posts and chain with combination lock have been erected at the road between the two runoff ponds behind the mailboxes. The combination was given to the Board President and Property Manager if needed for access.

Road Repairs to Edge of Roads

Beacon Drive is in need of roadwork to the sides of the road. Vicky Pusey from Terra Forma will be contacted to get a cost estimate and report back to Jonathan. It will also be discussed at the annual Community Meeting on June 9, 2012.

One Trash Service in BWE

The Board is still getting quotes from Blue Hen, Moor and Waste Management for the Community Meeting on June 9, 2012 to present the information to residents for a vote. Some companies are slow to provide quotes. Quotes will be enclosed in the annual meeting letter going out shortly. Any updates, will be presented at the Community meeting.

June Annual Community Meeting - Mailing/Packet

The meeting will be held Saturday, June 9, 2012 at Epworth Church in the Choral room beginning at 8:30 am. Sign in begins at 8:30 am. Meeting begins at 9:00 am. The meeting needs to conclude by 11:00 am due to another group using the Choral room.

The mailing will go out shortly informing the community of the annual meeting, budget, ballot questions, and proxies. The mailing will have a *stamped* return envelope included with the mailing for the annual meeting so absent homeowners could return proxies if they cannot attend as well as the ballot for the two issues before the community. Again, the two issues on the ballot will be 1. Busses in the community and 2. One trash/recycling service in the community.

NEW BUSINESS

Budget

The Community budget was revised with suggestions from the Property Manager. Even with the revisions, the community dues will remain the same for 2012-2013. The dues will remain at \$450.00 per household. Maryl put forth the motion, Brian seconded and it passed unanimously. The dues may be paid all at once or quarterly.

Property Manager's Report – Jonathan Poole

Jonathan Poole from SeaScape drives through the community at least once a week. Residents should expect to see his car driving slowly up and down the streets.

Jonathan began getting quotes for gates to the community by the mailboxes at Rusty Anchor and Wolfe Neck Road. Initial quote was for \$15,000 for two gates and two bollards. The cost for entrance/exit cards are \$250.00 for 200 cards. If this occurs, it was discussed to issue residents the first two cards at no cost. Replacement cards would be at cost. The road is wide in this area,

and there may need to be other landscaping reconfigurations. The cost could be as much as \$20,000.00. Again, Jonathan will update the community at the June 9, 2012 meeting.

Next Board meeting will be the community meeting Saturday, June 9, 2012 at 8:30 am at Epworth Church in the Choral room.

Meeting adjourned at 11:30 am.

Respectfully Submitted,

Brian E. Eichenlaub
Secretary, Breakwater Estates

Breakwater Estates Board of Directors Agenda
May 5, 2012, 9:00 am
SeaScape – 17563 Nassau Commons Blvd. Suite 3

1. Call to Order:

Welcome to Raymond Paylor, Investigator, Human Relation Commission
Discussion of Disability Issues

2. Approval of March 24, 2012 Minutes – Brian

3. Treasurers Report – Scott

4. Property Managers Report – Jonathan

5. Old Business

1. Storm Water Pond-update
2. Annual Meeting – Review of draft documents
3. Road Repairs to Edge of Roads – Getting bids

6. New Business

1. Proposed Budget for 2012-13 – Scott/Jonathan
2. Other

7. Adjournment