



Breakwater ESTATES

PO Box 1056
Havre de Grace, MD 21078

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Breakwater Estates

Board of Directors Meeting Minutes
Saturday, April 10, 2021
9:00 am

The Breakwater Estates Board of Directors met virtually due to the pandemic on Saturday, April 10, 2021 at 9:00 am.

Present at the meeting were Board members: Brian Eichenlaub, MJ Melah, Karen McGavin, Nichole Davick, Bill Bonn, Lana Warfield, and Hector Justiniani, HPS Property Manager for Breakwater Estates.
Absent: Mike Forry

Call to Order

- MJ Melah called the meeting to order at 9:04 am,

Approval of Minutes

- Brian Eichenlaub presented the January 9, 2021 Board meeting minutes. Minutes were reviewed with several changes. Motion to approve the minutes as amended was made by MJ Melah and seconded by Karen McGavin. All approved.

President's Report

- MJ Melah reported that it has been quiet in the community as of late.
- MJ reported on emails that were in the community email account. Several were junk solicitation emails that were considered but it was decided not to move forward with them.
- Several homeowners are behind in their dues. Due to the pandemic, the Board is still not charging late fees, but the dues are still required to be paid.
- An introductory email was written by a new homeowner introducing themselves to the community. Thank you for the introduction to BWE!!!

Treasurer's Report

- Nichole Davick reported the community balances as of 4/8/21:

\$10,940.00 Working Fund – HPS

\$225,943.84 Reserve Fund – Fulton Bank
\$ 236,883.84 Total

Old Business

- **Late Fees** – Due to the pandemic, late fees were suspended starting in March, 2020. The Board agreed to continue suspending late fees incurred during the pandemic and will review this policy at the next Board meeting in July. Several houses, which had incurred late fees pre-pandemic and still have not cleared them up. They will not have those fees suspended. Letters are being sent out at 30 and 60 days late. Then attorney action is possible.

- **20 Rusty Anchor Drive** – There have been many court delays on settling the properties.
 - Hudson-Jones – Attorneys for buyers
 - Orlans – Attorneys with PNC Bank
 - Board will write a letter to send to both attorneys listing the community fees that have not been paid over the years and amounts to \$2060.00 as of this date. Lana will be happy to forward to both entities.
 - Hector will include a statement of the overdue HOA Fees on the property so they could be settled with BWE when the house settles.

- **Fee Assessment Schedule of Community Violations** – Discussion occurred about presenting this fee assessment schedule of community violations. The Board will develop a fee schedule and process of enacting them at the next community meeting on October 9, 2021.

- **Audit** – The community audit will be performed by Frank Hajek and Associates, PA. The cost is \$1,250.00. This expense will be off set by the snow removal funds that have not been spent over the last three winters. Bill Bonn moved to accept the bid, and Nichole Davick seconded the motion. All approved.

- **Status of Home Sales in the Community** – An update of pending house sales in the community was discussed.

New Business

- **New Board Member Opening** – Board member, Mike Forry, wrote a letter to the Board resigning his position citing personal reasons. Mike expressed his gratitude and thanks for all on the Board and community for trusting him to serve and in working together with him through the years. The Board thanks Mike for his time, care, expertise and calm demeanor he brought to the Board and helping solve community issues and improving the Breakwater Estates community.
THANK YOU, MIKE!!!
 - MJ Melah will reach out to community members to see if they would like to join the current Board until the next elections.

- **Community Yard Sale** – A community year sale was discussed. There was no real support for one from community volunteers at the last community meeting. It was decided if members of the community want to have yard sales, they are welcome to hold their own.
- **New Neighbors to Breakwater Estates** – Reviewed to make sure welcome emails were sent to our new neighbors. **WELCOME!!!**
- **Community Mosquito Spraying** – Resumption of community mosquito spraying was discussed and approved by the board. Hector will check into scheduling the summer sprayings from the state. There is no financial cost to the community requesting this service.
- **Wire Grass Spraying** – When are the dates? Hector will check into the two dates and give an update at the next Board meeting.
- **Water Retention Pond** – Bill will check into it and see if it needs to be thinned out.
- **Short Term Renters in the Community** – Nothing in the covenants about it. Difficult to regulate.
- **Dogs Off Leash** – Some rental folks in the community had a loose dog. Dogs are required to be leashed in the community. It is the homeowners responsibility to inform their guests or renters of this community expectation as well as the other community rules. Thank you!

Next Meeting – The next Board meeting will be on Saturday, July 10, 2021 at 9:00 am. It will be most likely held virtually, depending upon the situation with the pandemic at that time.

Meeting adjourned at 10:59 am – Brian Eichenlaub moved to adjourn, and Bill Bonn seconded the motion. All approved.

Respectfully Submitted,

Brian Eichenlaub

Secretary, Breakwater Estates



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BOARD MEETING AGENDA

April 10, 2021 9:00 AM

Google Meets

1. Call to Order
2. Approval of Minutes of Preceding Meeting (1/9/21)
3. President's Report
4. Treasurer's Report - Financials
5. Old Business
 - a. Delinquent Accounts
 - b. Late Fees
 - c. Audit
 - d. Status on: 20 Rusty Anchor, 5 Lightship and 21 Lighthouse
6. New Business
 - a. Mike Forry Replacement
 - b. Community Yard Sale
 - c. Neighbor Welcome
 - d. Mosquito Spraying
 - e. Short Term Rentals
 - f. Loose Dogs
7. Adjourn

Next Meeting July 10, 2021