



Breakwater ESTATES

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Breakwater Estates

Executive Board of Directors Meeting Minutes
Saturday, January 8, 2022
9:00 am

The Breakwater Estates Board of Directors held an Executive Board meeting virtually, due to the pandemic, on Saturday, January 8, 2022 at 9:00 am.

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

Call to Order

- MJ Melah called the meeting to order at 9:01 am.

Approval of Minutes

- Minutes from the July 10, 2021 and November 20, 2021 were presented and discussed. The November 20, 2021 minutes had a minor change.
 - Karen McGavin moved to accept the July 10, 2021 minutes as written. Nichole Davick seconded. All approved.
 - Karen McGavin moved to accept the November 20, 2021 minutes with the change. MJ Melah seconded. All approved.

President's Report

- Lighthouse Drive – State police at home. Followed up with owner. Owner said all was OK with no other details given.
- Trash Can Complaint – Trash cans were removed after bill was not paid. Bill paid and trash cans replaced.
- Snow Plowing from this past week's storm – All agreed the plowing company did a great job. One complaint was that the snow after being plowed created a berm at the end of the driveway. It's the homeowners' responsibility to shovel their driveway.
- Trailer was left parked on Breakwater Drive for almost a week. It is now gone.

Treasurer's Report

- Nichole Davick reported the community balances as of 12/31/21:

\$30,013.17 Working Fund – HPS – Sea Coast (SC) Bank
\$228,769.14 Reserve Fund – Fulton Bank
\$ 258,782.31 Total

- The annual fund transfer was discussed. The amount presented at the last meeting was a transfer of \$18,124.00 from the operating fund to the reserve fund. Since 20 Rusty Anchor settled, the transfer amount increased to \$18,323.00. MJ Melah moved to make the annual transfer in January in the new amount of \$18,323.00, Brian Eichenlaub seconded. All approved of the annual transfer amount.

Old Business

- **Two New Ad Hoc Committees Formed**

- **RV Committee** – The Board asked for volunteers from the community to help develop the guidelines on allowing campers to be parked in homeowners' driveways. Right now, they are not allowed according to the community covenants. The Board received seven volunteers from the community. They will then report back to the Board their suggested guidelines and changes to the community covenants.
- **Short Term Rental Committee** – The Board also asked for volunteers from the community to look at the issues in the community about short term rentals and help develop guidelines, if needed. Then they will report back to the Board with their suggestions. There is nothing in the covenants about short term rentals. The Board received four volunteers from the community.
- Both committees will meet virtually. Board members volunteered to also be on the committees. Nichole Davick will be on the RV committee with MJ Melah helping. Lisa McFate will be part of the rental committee with Brian Eichenlaub helping.
- Both committees will look at all sides of the issues and work to develop recommendations for the Board and the community so they could be presented by the community meeting in the fall. This way, the community members could discuss and decide how they would like to move forward with both issues.

New Business

- **Increase of Dues for 2023 Budget** – With the razor thin budget, and an increase in costs to the community, it may be necessary to increase dues in the community for the 2023 budget. Dues have not been increased in six years.
 - Need to review the community reserve study and see where the community finances stand with the accepted reserve study.

- **Response to Friendly Reminders** – No responses were received to the reminders that were sent to two houses on Breakwater Drive with mold on the siding. Another reminder will be sent by Hector in March to power wash the mold on the houses.
- **Attempted Area Car Break-ins** – There have been several car break-ins at Camelot. Please be aware of your surroundings and where you park your car.
- **Fallen Tree on Breakwater Drive** – A reminder will be sent by Hector to remove the limb along with the previous reminders.

Next Meeting – The next Executive Board meeting will be a virtual meeting on Saturday, April 9, 2022 at 9:00 am.

Meeting adjourned at 10:25 am – MJ Melah moved to adjourn, and Nichole Davick seconded the motion. All approved.

Respectfully Submitted,

Brian Eichenlaub
Secretary, Breakwater Estates



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EXECUTIVE BOARD MEETING AGENDA

January 8, 2022, 9:00 AM

Google Meets

1. Call to Order
2. Approval of Prior Meeting Minutes (11/20/21)
3. President's Report
4. Treasurer's Report
 - a. December Financials
5. Old Business
 - a. Short Term Rentals
 - b. RV Committees
6. New Business
 - a. Increase of Dues for 2023 Budget
 - b. Transfer to the Reserve Fund
 - c. Response to Friendly Reminders
 - d. Attempted car Break-ins in the area
 - e. Fallen Tree Limb at 1 Breakwater
7. Adjourn