



Breakwater ESTATES

PO Box 1056
Havre de Grace, MD 21078

Phone: (302) 227-7878
Board Email: bwehoabod@gmail.com

Breakwater Estates

Executive Board of Directors Meeting Minutes
Saturday, August 20, 2022
9:00 am

The Breakwater Estates Board of Directors held an Executive Board meeting virtually, due to the pandemic, on Saturday, August 20, 2022 at 9:00 am.

Present at the meeting were Board members: MJ Melah, Brian Eichenlaub, Lana Warfield, Bill Bonn, Lisa McFate, and Joanne McShalley.

Absent: Karen McGavin

Call to Order

- MJ Melah called the meeting to order at 9:00 am.

Review of Documents for October 8, 2022 Annual Meeting

- Purpose of this meeting is to review all the documents for the annual meeting before they are printed and mailed out.
- Discussion and review of each document was held. Updates were made where needed.
- Documents that will be included in the annual packet:
 - President's Letter
 - Minutes from October 2021 Annual Meeting
 - Proxy
 - Annual Budget
 - Letter about electronic documents to be used moving forward to save money on printing and mailing of documents
 - Return envelope for proxies
- New Board Treasurer
 - Discussion occurred about the Treasurer vacancy and Lisa McFate volunteered to take on this role. Lisa McFate is our new Treasurer and will present the financials at the upcoming annual meeting. Thank you, Lisa!
- Items for President's Report at the annual meeting:
 - RV amendment update
 - Reserve study update
 - New board member

- New treasurer
- Meeting mailout costs
- Update on mosquito spraying

- Other items for discussion at the annual meeting:
 - Block party
 - Real estate updates
 - Community dues increase

Next Meeting – The next Board meeting will be at the annual Community Meeting on Saturday, October 8, 2022 at 9:30 am.

Meeting adjourned at 9:58 am – MJ Melah moved to adjourn, and Brian Eichenlaub seconded the motion. All approved.

Respectfully Submitted,

Brian Eichenlaub
Secretary, Breakwater Estates



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BOARD MEETING AGENDA

August 20, 2022, 9:00 AM

Google Meets

1. Call to Order
2. Review and discuss all the documents for the annual meeting before they are printed and mailed out
3. New Board Treasurer
4. Items for President's Report at the annual meeting
5. Other items to discuss at the annual meeting
6. Adjourn