

## Breakwater HOA Board Meeting Minutes

<b>Date:</b>	Friday, January 15, 2016 7:00 - 8:40 pm
<b>Location:</b>	Hotel Rodney
<b>Meeting Attendees</b>	<p>Mary Jo Porreca, BOD President  Diana Pollisino, BOD  Barbara Moritz, BOD  Richard Moritz, Secretary  Randy Taylor, Treasurer</p> <p>Right Management Representatives  – Martha Wright  – Randy Brewster  – Gail Launay</p> <p>Breakwater Residents - Seven (7)</p>

### AGENDA

<b>1. Call to Order</b>	<ul style="list-style-type: none"> <li>• The Board president called the meeting to order at 7:00 p.m.</li> </ul>
<b>2. December Meeting Minutes</b>	<ul style="list-style-type: none"> <li>• Motion passed to approve the December meeting minutes</li> </ul>
<b>3. Old Business</b>	<ul style="list-style-type: none"> <li>• Natural Gas update</li> <li>• Sidewalk &amp; Street update</li> <li>• Community Turnover update</li> <li>• Street Light update. Purchasing lights would require metering and maintenance. Motion unanimously passed to continue renting street lights because it is more cost effective for community.</li> <li>• Playground mulch update.</li> </ul>
<b>4. New Business</b>	<ul style="list-style-type: none"> <li>• <b>2016 Budget.</b> Motion unanimously passed to approve 2016 Budget as prepared with following stipulations: (1) addition of \$12k of anticipated revenue from potential sales; (2) addition of \$1.5k expense for Directors and Officers liability insurance policy; and (3) removal of \$1k funding for Social Committee.</li> <li>• <b>Flags &amp; Entry Circle.</b> Landscaping Committee should submit proposal for entry-way circle to Board by end of March 2016. In interim, Wright Management to obtain quote to spotlight American flag and remove other flags.</li> <li>• <b>Fine Structure.</b> Motion unanimously passed to immediately add a 1.5% per month late fee to all homeowner invoices for past due HOA payments.</li> <li>• <b>Management Progress Report.</b> Wright Management gave updates on (1) landscaping proposals for 2016 including tot lot mulching, (2) mildew on Overfalls North residence, (3) common space encroachment, (4) violation stickers, and (5) fitness center equipment inspection.</li> </ul>

**New Business (continued)**

- **Breakwater Committees.** Updates given on activities of Social, Communications, Budget & Finance, Pool & Fitness, and Landscaping Committees. In future all committee meeting minutes should be posted.

**5. Open Mic**

**6. Meeting Adjourned at 8:06 p.m.** Next meeting scheduled for March 18, 2016.