

## Special Breakwater Meeting

<b>Date:</b>	Friday, October 23, 2015 4-5 pm
<b>Location:</b>	Lewes Public Library
<b>Meeting Invitees</b> <b>Meeting Attendees(in bold)</b>	<b>Mary Jo Porreca, BOD</b> <b>Diana Pollisino, BOD</b> <b>Bill Smith, BOD</b> <b>Breakwater Residents - 23 in attendance</b>

### AGENDA

<p><b>1. Call to Order</b></p> <ul style="list-style-type: none"> <li>• The Board president called the meeting to order promptly at 4:00.</li> </ul>
<p><b>2. Roll Call, Board Introduction</b></p> <ul style="list-style-type: none"> <li>• Roll call of the board was conducted and the new board was introduced. The board president stated that the meeting was being recording in order to post to the website for individuals to hear if they could not attend.</li> </ul>
<p><b>3. Old Business</b></p> <ul style="list-style-type: none"> <li>• <b>Sidewalk settlement update</b> - the Board president indicated that the second draft of the settlement was expected this week but will probably be delivered in the next 2-3 weeks. Our engineer and Schell have marked problem areas in Phase 1 of the community. Our engineer suggested that test holes be done on the roads to determine the extent of that issue.</li> <li>• <b>Confirmation of new rule</b> - Due to three incidents of a neighbor abusing various vendors, the prior Board in executive session approved the following rule: Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.</li> </ul>
<p><b>4. New Business</b></p> <ul style="list-style-type: none"> <li>• <b>Discuss proposal to form Covenants Review Committee</b> - The Board VP stated that this is a good idea but it may be better to have this done once the transition is complete. This was seconded by the Board president indicating that a former property management company felt the best practice was to wait for the completion of the transition.</li> <li>• <b>Vote to approve new Committee Charter</b> - The Board president stated that a committee charter was developed to provide consistency across the committees. Motion was made by the Board president and seconded by the COA member to adopt the charter. Motion passed.</li> <li>• <b>Vote to approve formation of 2016 committees</b> - The following committees along with purpose and committee members qualifications was presented. Committees should have 3-5 members. Motion by Board President and second by Board VP. Motion passed. <ul style="list-style-type: none"> <li>○ Grounds and Landscaping (should this include irrigation? )</li> <li>○ Social</li> <li>○ Communication</li> <li>○ Reserve Study</li> <li>○ Pool &amp; Fitness</li> </ul> </li> <li>• <b>Designate Committee Liaisons</b> <ul style="list-style-type: none"> <li>• BOD liaisons will be done in executive session.</li> </ul> </li> </ul>

## 5. Open MIC

- **Paul Collins** - (35207 Overfalls N - SF) - The Board should consider that the committee chairperson be a full-time resident.
- **Andy Mollura** - (35212 Overfalls N - SF) - There needs to be a Finance committee and there is no need to wait for covenant review which should start now.
- **Walt Makos** - (35213 Overfalls N - SF) - Board should be 5 members and there should be checks and balances since the report presented at the annual meeting had several discrepancies. \*\*\*Board president indicated that checks and balances are in place such as: 2 people approve payments, ability for the Board to view the accounting system real-time.\*\*\*
- **Richard Jundt** - (35208 Pilotboat - TW) - A communication indicated that irrigation will be turned off but Richard feels irrigation should be kept on to keep the grass green. Also, speed bumps or speed limit signs are needed.
- **Randy Bies** - (35189 Pilotboat - TW) - Inquired where street lights were to be placed per the site plan. Feels street light is needed near the cluster mailboxes. \*\*\*Board president will review the site plan\*\*\*
- **Georiga Fegley** - (16612 Shoal - SF) - Noticed that a child getting off the bus today was almost hit by a car in the front entrance round-about.