

Breakwater HOA Board Meeting Minutes

Date:	Friday, March 18, 2016 7:00 - 9:00 pm
Location:	Hotel Rodney
Meeting Attendees	<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 - Gail Launay</p> <p>Breakwater Residents - Four (4)</p>

AGENDA

1. Call to Order	<ul style="list-style-type: none"> • The Board president called the meeting to order at 7:00 p.m.
2. January Meeting Minutes	<ul style="list-style-type: none"> • Motion passed to approve the 1/15/2016 meeting minutes
3. Old Business	<ul style="list-style-type: none"> • Sidewalk & Street update • Community Turnover update • Street Light update • Natural Gas update
4. New Business	<ul style="list-style-type: none"> • Treasurer's Report. Financials reviewed with Board members. • Fine Structure. 2016 violation notices and fine amounts discussed, including Right Management's processing procedures. Sidewalk parking violations will be towable vs. fining offenses. • Tree line Issues. Liability for, and maintenance of, tree line discussed. • Gills Neck Road Buffer. Deldot requirements for landscape buffer, and potential impact on Breakwater irrigation system, discussed. • FOBs. Right Management discussed how they will inventory FOBs and ensure that each homeowner has two active FOBs. All other outstanding FOBs will be deactivated. • Pond Light Request. A homeowner request to install a light on pond 6B was discussed. Board will instruct initiator to submit request in writing to Board with signatures of all impacted homeowners. Said request must include the covenant requirement that the impacted homeowners will be responsible for installation costs and maintenance costs of the light.

New Business (continued)

- **Pool/Fitness Memorial Day Preparations.** Discussed desire to have pool and fitness center in good shape for this summer season. In addition to proceeding with painting and staining, Right Management will engage an electrical engineer and a hot tub expert to get cost estimate for hot tub repairs so this can be addressed with the developer among other transition issues.
- **Breakwater Committees.** Updates given on activities of Landscape, Pool & Fitness, Communications, Social, and Finance Committees.

5. Annual Meeting

- Breakwater Annual Meeting has been scheduled for Saturday, September 24, 2016 at Cape Henlopen High School

6. Open Mic

7. Meeting Adjourned at 9:00 p.m. Next meeting scheduled for June 27, 2016.