BREAKWATER CONDOMINIUMS
BOARD MEETING MINUTES: July 27th, 2026

Present: Paul Berenson, Matt Dawson, Tugan Muftuler, Jim McLain, Michelle Wollersheim
Absent: Ken Kump, Michael Wallace

MEETING OPENING

1) June Meeting Minutes: The June Meeting Minutes were approved prior to the July Board Meeting and a link to the minutes was distributed via email to Breakwater Unit owners on July 6th, 2026.
2) Treasury Report: The Treasury Report Review is through June 2026. Expenses in June were in line with the plan, ending the month in line with the budgeted plan. Our contingency helped balance some unplanned expense such as a new AC unit in our elevator room and some deck glass repairs, but once again there are no expense lines that are concerning at the halfway point in the year.
    a) Financials: The financials discussed are through June of this year. Summary slides for each month can be found on the Breakwater website.
        i) Unfavorable items of note:
            (1) HVAC – ($.3K); AC wall unit in elevator room.
            (2) Glass Repairs – ($2K); Terrace glass panel repairs.
        ii) Favorable items of note:
            (1) Elevator - $1.2K; Placeholder with no spending.
            (2) Maintenance Services (Steve) - $.2K; Uptick in in-unit work hours.
    b) Reserve Fund: There is $1459K in the Reserves Fund.
        i) The June Reserve contribution was $31.6K as planned. There was $10.1K in Reserve spending in June for water pump repairs and the roof anchor 10-year inspection.
            (1) $125K in a Money Market Fund.
            (2) $1334K invested in CDs.
            (3) Reserve interest earned to date of about $50K.

MATTERS FOR DISCUSSION

1) Breakwater Operations:
    a) Potential Building Access Enhancement – Mobile Readers: We are investigating upgrading the key fob readers at all the locked doors to allow for mobile phone access. The current access software allows for this upgraded integration.
        i) Existing key fobs would continue to work on all locked doors.
        ii) The mobile upgrade would allow for doors to unlock either by proximity or as a reader (we're still researching specific functionality).
            (1) The existing card readers (where you currently swipe your fobs) would be replaced with updated units (awaiting a quote for the 12 doors).
            (2) Owners would be granted access to a new App through an email or text invite.
        iii) We are also looking into optional upgrades for owner Unit doors – External hardware/appearance would need to remain the same.
2) 15 Year Façade Repair: A couple years ago we underwent a mandatory 15-year inspection of the building's façade and were provided with a report of mainly minor repairs and maintenance that need to be completed before the next inspection which occurs at 5 years. We've begun the process of sharing the report with contractors and collecting bids.
    a) Cornerstone Restoration is the first to return a quote and it came in over $1M.

i) A significant portion of the quote is earmarked for a water sealant to be applied to the entire surface of the exterior precast concrete panels and would need to be reapplied every 5 -8 years according to this vendor. Our Reserve Study, which has a schedule for future maintenance and other future work and cost estimates does not have a line item for this work. We have been contacting other resources for their opinion on this work/expense. We do apply a waterproofing sealant to the cinder block of the garage and other areas of the exterior on an ongoing basis as these areas of stone are very porous.
ii) We are awaiting other vendors' responses to our request for proposals.

3) Deck Crack Review-Repair: No major updates on the deck cracks. We've requested an official proposal to begin LiDAR measurements to get an accurate read on building movement and are awaiting that.
4) Methods to Secure Deck Items: After numerous high wind events and damage subsequently done to deck glass and furniture we are looking into product referrals for owners that want to secure their deck furniture.
   a) We are consulting with several owners about the products they are using and may pass those options along to the entire building.
   b) We are also discussing procedures and best practices we can suggest to owners to protect their deck belongings during storms and high winds.
      i) We plan a communication to the building hopefully within the month and certainly by Fall so owners that leave for the Winter can prepare and protect themselves.

MATTERS FOR DECISION

1) Breakwater Operations:
   a) The Board approved having the elevator lobbies painted.
2) Breakwater Enhancements:
   a) None for this meeting

PROPERTY MANAGEMENT REPORT - In Meeting discussion and full monthly report provided below

1) Property Managers Report: Items Discussed at the meeting.
   a) Washing Machine Hoses and Leak Detectors: Revisiting an older initiative, within the month we'll be suggesting new washing machine hoses (stainless steel) to replace older rubber hoses and leak detection products to place throughout the home to monitor for moisture. All products suggested will need to be purchased by the homeowner who can request installation assistance from Steve.
   b) Elevator Lobby Painting: We've agreed to have Dublin Contractors repaint all our elevator lobbies. We are working with Haven Interiors to select a color. This will be a reserve expense and completed this Summer or early Fall.
   c) #1406 Private Garage Leak Repairs: Exterior repairs to raise and level the west sidewalk should happen in the coming weeks. We've also recently linked a water drip inside the garage on the lower-level parking ceiling area, outside of this private garage to water use from the garage above that we're trying to understand as well. This is the first time that we have been able to link the water on the floor of the main level of the garage to this minor leak below.
   d) Gym HVAC: We have been attempting to resolve repeated lockouts of the gym heat pump. We know the issue is related to a poorly pitched condensate drainpipe. In a recent attempt to clear the pipe it broke, causing water to spill out from the ceiling and onto a new treadmill. Thankfully, electrical and mechanical components were not damaged, and the machine has dried out and been returned to service. We continue to resolve the heat pump issue.
   e) FrontSteps Calendar: Resident calendar reservations are not viewable by other residents in the calendar on FrontSteps causing confusion for owners looking to reserve the Club Room. I've requested an option to

make these reservations visible to everyone and was told the current format is for privacy purposes. For now, owners should request reservations with their preferred date and times and will receive a notification whether that time is available or already taken. Hopefully they'll provide a visibility option in a future website update.

f) Fire Protection System Monitoring Module Repair: A module was damaged from water when we had our floors cleaned. Steve replaced and repaired the unit, and Bluegreen has been billed and since paid the repair expense.

g) Garage Detectors: Several garage CO detectors reached their end of life after about 5 years of use. We've signed a proposal to have all detectors replaced with new ones and will make this a recurring maintenance item every 5 years in the budget.

h) Elevator Water Drip: Around the 4th of July we had an after-hours call for water dripping from the ceiling in the south elevator. There were no signs of a source from either interior plumbing or rain coming in. Our best guess was a significant spill on an elevator lobby floor that ran down and through the elevator ceiling and dripped down to the floor of the car. If we are correct, owners should please notify management or security if you are aware of such an event occurring in the future.

i) Annual Workman's Comp Audit: We completed our annual audit of all the contract workers that the Association hires to work on site. We report on our annual expenditure for each vendor and provide proof that they are appropriately insured. Complete audits typically reflect a reduced premium in the policy each year.

j) Broken Deck Glass Resolution: After some deck glass panels were broken on the terrace during a strong storm, the Association and the affected homeowner discussed responsibly the repair expense. Cooperatively, the owners and Association worked with the homeowner's insurance to cover the cost of the repair. Since the incident, the Rules and Regulations have been updated to remove some ambiguity in governing document language about who should cover the cost of the damage in similar future incidents.

5) Property Manager's Report Monthly Update:

a) Gym Bike: One of our new recumbent bikes has a bad bearing. The part is under warranty and has been ordered. We expect the repair to happen in 2-3 weeks. The bike, which makes a rubbing sound when being pedaled, is safe for use until it is repaired.

b) Domestic Water Pumps: The water pump project will happen in August with much of the prep work completed at the end of July. There will be consecutive workdays where the building water supply will be shut off during business hours. Owners will be prepped with plenty of notice ahead of the outage.

c) Entry Garage Door Receiver Issues: Numerous owners complained their remote/HomeLink garage door openers were not working or working poorly. We adjusted the antennae and extended it away from the mechanical opener. Since then, owners have reported improved functionality.

d) Moving Updates:

i) *Move-in/Move-outs*

(1) #1002 – Moved out (sold)

ii) *For Sale/Sold*

(1) #404 – Sold

(2) #406 – For rent

(3) #1205 – For rent

MATTERS FOR NOTING

General Updates:

1) Nothing this month

MEETING FINALIZATION

1) The meeting concluded at 5:55pm.
2) The next meeting is on Monday, August 31st. This will be a closed Meeting.