BREAKWATER CONDOMINIUMS
BOARD MEETING MINUTES: June 27th, 2026

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

MEETING OPENING

1) May Meeting Minutes: The May Meeting Minutes were approved prior to the June Board Meeting and a link to the minutes was distributed via email to Breakwater Unit owners on June 8th, 2026.
2) Treasury Report: The Treasury Report Review is through May 2026. Expenses in May were in line with the plan, ending the month $300 unfavorable to plan. Utilities continue to trend favorably and are basically flat for the month. We're about $6K unfavorable for the year in gas and electricity but are slowly making up ground in the warmer months. Most of the rest of the budgeted items are in line with the plan, with month-to-month volatility due to the timing of expenses rather than unplanned expenses.
    a) Financials: The financials discussed are through May of this year. Summary slides for each month can be found on the Breakwater website.
        i) Unfavorable items of note:
            (1) HVAC – ($1.3K); Cooling tower chemicals and temperature monitor in elevator room
            (2) Structural/Roof Repairs – ($1.5K); Garage roof flashing repair from wind damage
        ii) Favorable items of note:
            (1) Nothing major of note; most items close to plan
    b) Reserve Fund: There is $1435K in the Reserves Fund.
        i) The May Reserve contribution was $31.6K as planned. There was $12.8K in Reserve spending in May for deck research and a small façade repair.
            (1) $101K in a Money Market Fund.
            (2) $1334K invested in CDs.
            (3) Reserve interest earned to date of about $47.6K.
            (4) 3 CD's matured earning $31K in interest which will be reinvested.

MATTERS FOR DISCUSSION

1) Breakwater Operations:
    a) Deck Crack Assessment – Ongoing Discussions with Graef Engineer: We've been monitoring the decks for a couple of years after finding cracking in two primary locations on the decks; near the columns in the corners and down the center perpendicular to the building. We've been working to understand what, if anything, we need to do about the cracks. We have 30+ decks with cracks, but all are structurally sound and safe for use.
        i) The Reserve Study acknowledges future maintenance on the decks, including concrete repairs, water proofing, and wood replacement.
            (1) The concrete portion of the decks also contain significant rebar, especially near the columns. There is a water proofing membrane on the concrete surface of the decks to protect against water intrusions which cause rusting of the rebar in the concrete. This membrane needs to be repaired/replaced when any crack repair is performed on the decks.
        ii) Some cracking in the concrete is expected. It happens with building movement and is planned for in construction. Preventing water from getting into the cracks and down to the rebar is what protects the stability of the concrete.

iii) Graef was hired to observe and study our specific cracking and determine if we need any type of repairs or maintenance.
   (1) We sought as much historical information as possible and tracked down all the building design plans we could.
      (a) We learned that a lot of the original engineering plans are proprietary to the designers and we were limited in what would could access.
      (b) We also spoke with Peter Renner, the Breakwater's developer.
   (2) In-lieu of full historical information, we hired Graef to conduct an engineering study to gauge the structural integrity of our decks.
   (3) What we've learned from Graef:
      (a) The decks are metal and concrete slabs that are independent of the building itself. Temperature changes do not affect the envelope of the building as much as the temperature can affect the deck slabs and columns. When the slabs and metal columns heat up or cool down, they can move. Graef estimates as much 2.5 inches of movement (in height) can occur.
         (i) To confirm those estimates, Graef has suggested LiDAR measuring, which would take radar like readings of the building in hot and cold conditions and measure its movement.
         (ii) Having accurate measurements of movement will be beneficial to the study.
      (b) There were two types of options to consider injecting into the cracks:
         (i) Inject a structural bonding material, (similar to welding metal) into the cracks that will solidify the concrete. However, this approach could simply lead to future cracking in a new location on the same deck slab.
         (ii) A waterproofing injection of a flexible sealer is another option. There is no structural repair with this approach and allows the concrete to continue to move freely.
         (iii) The engineering firm recommends the non structural sealer for our deck crack waterproofing injection.
      (c) Graef also investigated the engineering of the decks and how they are attached to the building.
         (i) The decks were designed with shims at the building attachment areas to allow for some movement.
         (ii) All the welding was studied and deemed strong and of the corrects sizing.
         (iii) All designs were up to code at the time of construction and continue to surpass code minimums today.
      (d) We also confirmed that the unique independent design of the decks did not allow for any redundancy. In the event a deck was to become compromised and fall, it would likely affect the decks in that stack.
   (4) With the information gathered and analyzed, these were Graef's recommendations:
      (a) Graef did not recommend we make any structural repairs.
      (b) It was advised we add a periodic inspection (every 5 years or so) to our preventative maintenance schedule to inspect the concrete slabs and their connections to the building.
      (c) Find a contractor to complete the water proofing injections into the existing cracks.
         (i) Reapply a waterproof membrane to the deck surfaces as needed.
      (d) Initiate the LiDAR measurement study.

2) <u>Deck Glass Breakage & Expense Responsibility</u>: Multiple panes of glass were broken during two recent windstorms. Most of the breaks were caused by furniture being blown into glass while another large pane on the terrace level folded over in the high winds (the terrace level, 3rd floor east facing glass is supported

differently than the rest of the decks). The Board believes all deck glass broken because of direct impact from deck furniture or other items should be replaced at the Unit owner expense.

a) Per the current governing documents, there is no specific language stating owners own their deck glass. Other items like windows and doors are explicitly outlined.
    i) The Board believes this should be specifically stated and will be addressed in a future legal documents update.
        (1) A rule has been added to the Rules and Regulations to provide more clarity on responsibility for repairing deck glass if damage is caused by an owner's property.
    ii) The event that prompted this discussion was a large piece of deck furniture that was blown through the panes of glass on a terrace level deck.
        (1) The owner's insurance a company covered the furniture but based on the language in the declarations did not want to cover the deck glass.
        (2) It was also unclear at the time whether the furniture caused the broken glass, or just the wind. It was later determined the furniture impact caused the damage, which was reiterated to the insurance company, along with the Board's position that it would not cover the damage.
        (3) The insurance company also cited the term "negligence" as a reason it did not want to cover the glass, stating owners are not negligent for having furniture on the decks.
            (a) The Board cited recent building communications recommending securing furniture in high winds, as well as a commonsense component that should come into play, that if owner property damages the building, it should not be the Association in the hook for the expense.
            (b) After a continued dialog with the owners and the insurance company, the insurer agreed to cover the expense in full.
                (i) As noted above, a rule was added in the R&R document to take some ambiguity out of the governing language.
    iii) The Board continues to investigate product recommendations and other ways owners can secure deck furniture.
    iv) A rule has been updated and future updates to the declaration will likely solidify what expense owners are responsible for.
    v) Regarding the glass on the terrace level, the Association acknowledges it is not a great design. The glass is not as solidly stabilized as on the other building balconies and will investigate ways to potentially strengthen it.

MATTERS FOR DECISION

1) Breakwater Operations:
    a) None for this meeting
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) Water Pump VFD: Later this Summer we'll be doing some work on the water pumps and will need to shut off water to the building during business hours on two occasions. Owners will be given plenty of lead time on the shutoffs. Once the project is completed, we'll see improved efficiency with the pump system which will reflect in our electric bills.

b) Elevator Lobby Painting: We are taking bids to repaint the elevator lobbies. The need for fresh paint has been exacerbated by the recent stone repairs which have resulted in paint damage around the work areas. This is still in the early stages, and we have not decided on a color or vendor.

c) #1406 Private Garage Leak Repairs: A private resident garage has had an intermittent water leak under certain conditions in both an external and internal location. The source has been hard to identify and is not tied to rainfall. We suspect freeze/thaw as the cause when there is snow piled up on the wall outside of the garage location. We plan to elevate the concrete walkway on the west side of the building to prevent pooling water and will apply additional waterproof coating to the west garage wall as well. We will need to go through a Winter cycle to know if the issue has been resolved.

d) Gym Updates: Phase 2 of our gym updating has been completed. We have now replaced all 6 cardio machines and the weight machine. The weight machine also had a new weight stack put on to reduce the intervals between plates to 10 pounds from 15 pounds on the upper body exercises to make progression more manageable.

e) Floor Cleaning: BlueGreen completed its annual floor and stone cleaning the week of June 15th. Our 4-year contract with them has expired and we'll begin negotiations to potentially continue working with them in the future.

   i) While they were cleaning one of their hoses broke in a stairwell. Spray from the hole damaged a module for the fire and life safety system and needed to be replaced. BlueGreen will cover the cost of the damaged part. Steve was able to handle the replacement labor.

f) 1st Annual Summer Party: The Social Committee executed a great event with excellent attendance and positive feedback. Based on the event's success, residents should expect this summer party to become an annual tradition. Thanks to all involved.

g) Garage Door Improvement: In the event of an individual garage door outage, we now have the capability to make one door serve as both the entry and exit door. We'd notify owners which one to use and block the door that is out of service. This will save us from needing to call 24-hour service companies during off hours. This feature would be activated to get through an evening or weekend and allow for service during normal business hours or to allow Steve to repair.

h) Elevator: We are negotiating with Otis on a bill we received for after-hours services that we believe were largely conducted during contractual hours.

i) Garage CO Detectors: Some of the CO detectors in the garage have reached their end of life. You may hear a beeping coming from these monitors. We have a quote to replace not just the failed monitors but all of them and will likely complete that soon. There are enough functioning monitors that owners should not worry about the units that are currently out of service.

j) Terrace Landscape Repairs: One of the wood trellises on the terrace level was snapped during high winds. Rather than perform a multi-thousand-dollar replacement Steve was able to handle the repairs and minimize the expense.

3) Property Manager's Report Monthly Update:

a) Deck Glass Repairs: Excel Glass replaced all the broken deck glass panels in a single trip. These are the panels that were broken during two windstorms earlier this year. The Association covered the expense and billed it back to homeowners as necessary.

b) Mud-jacking: We signed and approved the expense to raise the concrete on the west side exterior of the building (a process called mud-jacking). This will prevent pooling water on that side of the building and hopefully will prevent water intrusion into the lower-level garage, including a homeowner's private garage.

c) Moving Updates:

   i) *Move-in/Move-outs*

      (1) #504 – Moved in (renter)

ii) *For Sale/Sold*
   (1) #404 – Accepted offer
   (2) #406 – For rent
   (3) #1002 –Sold

MATTERS FOR NOTING

General Updates:

i) An update on the traffic safety improvement project:
   i. Lisa Diaz, who attended the Open Meeting and headed up the initiative, checked in with the city planners assisting us with local traffic improvements and we sent a status update to the building the day after the meeting. We were informed that:
      1. One-way street signage will be added within the month.
      2. Bump outs are expected this year and our local officials are looking to work around the need forWISDOT approval.
      3. Speed tables are anticipated but not imminent and may be more than a year away.

MEETING FINALIZATION

1) The meeting concluded at 5:50pm.
2) The next meeting is on Monday, July 27th. This will be a closed Meeting.