Breakwater

Annual Report – Board Highlights
2025 Summary

1. Elevator Belt Replacement – In early 2025 we had new belts installed on the South elevator. The replacement required a multi-day shut down but issues did not recur after the installation. Future elevator troubles were unrelated to the belts that were replaced.
2. Dog Area – We opened an enclosed dog area on the northwest corner of the building. Overgrown shrubbery was removed and the area was leveled off and filled with pea gravel. AT&T also assisted by raising a low hanging communication wire. We added a camera, lighting, key fob access to the garage, signage, a dog waste station, and alert lights for drivers to make the area safe and user friendly. The space is well liked and receives frequent use.
3. Gym Updates – The ellipticals were replaced in 2024, and we worked through some buggy software with them. They have both been working better recently and we are considering upgrading the rest of the cardio machines in 2026. Additional improvements made in the room in 2025 were:
    a. Freshly repainted walls
    b. New weight equipment including a universal gym, TRX resistance band system, new equipment (kettle balls, bands, inflatable exercise balls, steps, balance bar).
    c. Additional shelving and hygienic supplies.
    d. Training sessions from Karen Berenson on new equipment.
4. Deck Cracks – No physical repairs took place in 2025. We have committed to a study in the Spring with Lidar testing to investigate how the building and its decks move and shift. This study will provide details of work that may need to be completed on the decks.
5. Insurance – Two major changes to the building's insurance occurred in 2025.
    a. The Board increased the master insurance policy deductible from $50,000 to $100,000. This was done for two reasons. Chubb (our insurer) mandated an increase to $100,000 for water loss claims and many personal insurers do not support "split peril" Unit policies. Additionally, the valuation of the building increased significantly.
        i. The Board made several communications to the building urging residents to update their policies to reflect the change in deductible and held an open forum to discuss the change in person.

    ii. The policy and deductible change took place in May.
  b. The Board also worked with our insurance agent to change our renewal date to the first of the year going forward. This change will allow for more accurate budgeting each year, rather than guessing what the renewal rate would increase to every May.
6. Garage Ramp Coating – In July, Holton Brothers coated our ramps with a high traction epoxy. We completed the project with little owner inconvenience. An overnight ramp closure was all that was required before driving on the ramps.
  a. The coating should prolong the life of the ramps considerably and push out ramp maintenance for many years.
7. Deck Lighting Upgrade – All decks received new LED light linear lighting. The old track lighting was removed and disposed of. The old lighting was increasingly hard to maintain and showed its age. The new lights are very low maintenance, water and bug proof and are fully dimmable.
  a. Later in the year we held a lighting event and illuminated the entire east side of the building. We received new photos, videos and hosted an event with snacks and drinks. The installer Kurt, and realtor Chris Corley joined in the festivities and used the event as a marketing opportunity.
8. Stone Door Surrounds – Many Unit doors are showing signs of wear and will need to be repaired. Damage is of varying degrees. Some doors need no attention, while others just need some new mortar/sealant. Others will need some of the stone blocks removed and reinforced.
  a. We did a successful trial repair of a third-floor unit in 2025 and in early 2026 will start the full project.
9. Garage Roof Leak Repairs – We had water leaks in a private garage, over a second level parking spot and in the Annex garage that were all repaired and held up in subsequent heavy rains.
10. Resident Event: Yacht Club – An owner worked with the social committee to arrange a meet and greet event at the Milwaukee Yacht Club. The owner, a member of the club, hoped to expose residents to the Club and encourage membership. The event was well attended, and we encourage residents to bring similar events and ideas like this to management and the social committee.
11. New Security Guard – Our 5-night a week front desk security guard, Chris Hirthe resigned to pursue a new career opportunity. Chris was well liked by residents, and we were sad to see him go. Our new guard, Renee, has been excellent however, and owners like her as well.

12. HVAC Recirculating Pumps – The two pumps in the mechanical penthouse that circulate water to the residential heat pumps developed loud grinding noises related to worn bearings. After bidding repair and replacement options out to multiple vendors, Butters Fetting was selected to replace the pump motors. They have worked without issue since the update.
13. Awning Lighting – After the successful deck lighting updated and frequently failing lights on the awning over the main entrance, the decision was made to have Kurt/Stellume update those as well. The new lighting has allowed us to remove a lot of old hardware and clean up the overall look of the awning as well as the lighting.
14. Blueprint Digitization – We sorted thousands of original blueprint pages, disposing of many duplicates and had them digitally scanned. We now have a full, categorized database of all the Breakwater building plans accessible to residents and the Board to reference for building repairs and renovation projects.
15. Ogden Door Light – At the request of the neighboring garage owner on Ogden, we added a light over the entry door to the Annex garage.
16. Prolonged Elevator Outage – We were effectively without use of the south elevator for about a month after a 4th of July outage. An inability to diagnose the root cause of the problem led to multiple failed attempts at a resolution. Eventually, the problem was resolved with some new equipment installed and a concerted effort at our end to keep the elevator room from overheating, which we believe led to failed computer components and contributed to the problem.
    a. We have begun looking into modernizing our elevators, though the process is very expensive and time-consuming.
    b. Our service provider, Otis, has provided us with a capital improvement plan for the elevators and we plan to begin negotiating new terms in our service agreement with them later this year.
17. Garage Pipe Cleaning - Steve handwashed all the PVC pipes in the garage. It had been years since they were cleaned since the garage power washers stopped doing them, citing liability concerns.
18. Garage Sprinkler Pipe Leak and Repair – Steve was called in for a leaking sprinkler pipe over a parking spot. The leak was caused by prolonged rubbing on the pipe through the wooden board that led to the parking spot storage unit. After diagnosing the cause of this pipe leak, Steve did a preventative maintenance repair at all other parking spot/storage locations where piping was similarly routed.
19. Audit – A full financial audit was conducted for the Breakwater. We conduct an audit every three years.

20. façade/Terrace Repairs – MRI began and will complete repairs on the third-floor terrace and, over the garage doors and beneath a 4th floor balcony in early 2026. Differing degrees of deterioration and water intrusion are being addressed via the work.
21. Concrete Replacement Under Planters – The concrete beneath the decorative planters by the front entrance was torn out and replaced. We had some water leakage into the storage units below. This also gave the entryway a more uniform look.
22. 5-Year Sprinkler Inspection – A mandated sprinkler inspection and test was completed without issue.
23. Parking Spot Conduit – In a parking spot adjacent to the exit garage door we relocated some conduit that was running through the spot and was a hazard for the vehicle that parks there. Both Spectrum and Staff Electric moved lines closer to the wall and further towards the end of the spot. There was a brief service outage for Spectrum that owners were notified of. The electrical line was to the building water pumps. We used the shutdown for that as a test run for the emergency water shutoff valves which worked as it should.
24. Transfer Fee Disposition – The Board voted to continue to treat transfer of ownership fees (fee paid to Association from sale of a unit) as Operational income. Excess funds will continue to be rolled into the Reserve Fund at the end of the year.
25. New Clubroom TV – With funds available at the end of the year, the Board purchased a new, larger, and modern TV for the clubroom.