

MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF BRECKENRIDGE CONDOMINIUMS  
ANNUAL ELECTION MEETING

A meeting of the Board of Directors of Breckenridge Condominiums, the meeting was held February 11, 2019 at 6:30p.m. The following individuals, being the directors of the Associations were present:

Board of Directors:

Craig Birmingham- President  
Michelle Friedberg- Secretary  
Tim Goodfellow- Member at Large

Others Present: Management

JoAnn Gerhart – Director of Property Management, Dreyfuss Management  
Robert Burgess – Regional Property Manager, Dreyfuss Management  
Alex Freeman – Property Manager, Dreyfuss Management  
Elsy Martinez – Rental Manager, Dreyfuss Management

Others: Homeowners/Investors

Bob Menton

Craig called meeting to order at 6:43p.m. With the BOD members listed above present

A quorum was established at 148 proxy ballots in addition to those Homeowner's present establishing quorum with more than the 40% required

Proof of Notice of meeting presented for the record

The Board moved to approve minutes from the last Annual Election Meeting held March 1, 2018.

Financial Report Indicated the Following:

1. Reserves (as of 1/31/19)	\$275,997.54
2. Operating Account (as of 1/31/19)	\$ 70,136.63
3. Delinquency (as of 1/31/19)	\$ 13,121.80

Elections to Board of Directors:

Brent Goldstein, current BOD member whose position is expiring is no longer interested in serving at this time. Bob Menton, previous BOD and current Homeowner/Investor was put forward to be nominated for the vacating position. By the necessary votes via proxy and those present he was unanimously elected for the position to serve for the next three year term as member.

It was further decided that the remaining serving BOD Members would retain current Officer Positions

New Business

Discussion of Status of Completed Capital Improvement Items

Chesapeake Finishings – Contractor performing Façade Replacements

- 9720 left front was completed
- 18310 backside of building completed
- Replacement of wood trim boards on backside of 18502/18510 & 18518 completed

Associates Plumbing – Contractor for Plumbing Riser Replacements

- Riser completed @ 18500 of change-out of the ¾" polybutylene to copper riser. This is the line that when it leaks (Condo side) that would cause the most damage water damage especially to multiple units. This work further involved replacing of the manifolds in order to complete replacing of the polybutylene piping from the main. Also included replacing of the existing copper tees in main in order to install riser isolation valves in first floor and replacing of the ¾" cold and hot water piping to and from the heater to the manifold. Then reconnecting all distribution piping to the new manifold. The manifold replacement is included inside unit, giving the Homeowner the opportunity to already have it in place if and when they agree to complete the re-plumbing of the distribution lines their unit. This work requires about a week to complete with two to three days for the actual plumbing then coming back for the drywall repairs. This work puts the building out of water for approximately 6 to 8 hours for the plumbing. It was recommended that we incorporate this work as a capital expense in our long term plan.

Harry & Sons – Roofing Contractor

- Gutter and Downspouts Installation Completed at rear of Property @ 18500 - 18520

Discussion of Pending Projects:

- Strapping down of downspouts
- Repair/Replacement of concrete steps throughout the Property
- Management received BOD Approval to move forward to complete wood trim replacement on building 9800 @ \$159,000
- Suggestion made to have Mike Bean of Chesapeake Finishings to attend the next BOD Meeting to discuss the West Side Wood Replacement

There being no further business – Meeting was adjourned at 7:44 p.m.

Date and time of next meeting was recommended for May