

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

A meeting of the Board of Directors of Breckenridge Condominiums, the meeting was held March 15, 2022, at 5:00pm after an extension from the original scheduled meeting on March 8, 2022, due to insufficient votes needed to proceed with the meeting. The following individuals, being the Directors of the Association were present

Board of Directors:

Craig- President

John Freeman- Vice President

Michelle Friedberg- Secretary

Tim Goodfellow- Member at Large

Others Present- Management

Robert Burgess- Regional Manager

Heather Merriman- Property Manager

Laurie Schott- Marketing

Others Present- Homeowners/Investors

Sergey Kolyabin- Investor

Leslie Johnson- Homeowner

Judid Burgos- Homeowner

Craig called meeting to order at 5:04pm with BOD members listed above present establishing a quorum for Board of Directors

Proof of Notice of meeting was presented for record

The Board moved to approve the minutes from the last Annual Election Meeting, held on March 9, 2021

Financial Report Indicated the Following:

1. Reserves (as of 1/31/22)- \$531,597.54
2. Operating Account (as of 1/31/22)- \$323,250.83
3. Delinquency (as of 2/28/22)- \$3,027.06

Election of Director(s)

1. Nominations for Candidates of Board of Election (1) member- Bob Menton
2. Nominees to be elected to serve a three (s) year term
3. Sergey Kolyabin nominated himself as a candidate
4. We had a total of 121 votes which met our quota
 - Bob Menton received 113 votes
 - Sergey Kolyabin received 8 votes
5. Bob Menton was elected based on total number of votes for another three (3) year term as Treasurer

New Business:

Completed Façade Work (East Side) / Roof Repairs/ Skylights as of March 15, 2022

1. 18525 Façade work completed- \$27,350
2. 9900- 2 Dormers and 2 chimneys were repaired due to leaking- \$10,800
3. 18501 Fairlight Dr.- 2 triple windows, one header replacement and side beam- \$20,150
4. 9720- Roof Repair- leaking into unit 303- \$2,450
5. 18512/18516 Skylight (flashing was repaired) - \$3,950

We are currently within budget. We budgeted not including roof items but façade work \$204,000 with approximately \$130,000 remaining for the year

Back in the fall Robert and Heather walked the property with Michelle, Tim, and Mike (Chesapeake Finishings) to determine what areas were high priority. Next,

we will look at getting a proposal for 18501 Boysenberry. This is the first building you see as you enter the property

Pool/Clubhouse Renovation:

1. Still in the works- No contracts have officially been signed. Robert to send out the latest layout and will accept any ideas we may have for the renovation- moving very slowly

Plumbing:

1. Currently we have budgeted \$60,000 for 2 riser replacements (\$30K each)
2. Craig would like to revisit the plumbing and get new estimates and look at cost for replacement within owner walls

Other Business:

1. 18535-314- Window broken and plywood has been placed in the window- this is concerning not only for the appearance but possible damage to the building from outside elements due to in proper sealing of board- we will be reaching out to the owner to see status of repair and if no response we will be contacting Montgomery County Code Enforcement
2. Craig discussed a program called Pathways that is happening in DC where they are placing homeless people in apartment complexes, which in some cases has caused major problems and to be on the look out for Pathways to move into Maryland
3. Next meeting will be in person in June- Date TBD

Meeting was adjourned at 5:51pm

Craig Birmingham, President

Attest:

Michelle Friedberg, Secretary