

**MINUTES OF MEETING  
OF THE BOARD OF DIRECTORS OF  
BRECKENRIDGE CONDOMINIUMS  
(UNIT OWNERS ASSOCIATION)**

A meeting of the Board of Directors of Breckenridge Condominiums, the meeting was held on December 6, 2011 at 6:30 p.m. The following individuals, being the directors of the Association were present:

John Freeman- Vice President  
Vanessa Olivo- Secretary  
Sam Lancelotta Sr- Member at Large

Vanessa called the meeting to order at 6:42 p.m. with three board members present. Sam Sr. seconded the motion.

A quorum was established and Vanessa presided over the meeting while the Agent, recorded the minutes for the meeting.

Notice of meeting was present and will be filed with these meeting minutes.

The board moved to approve minutes from the last board meeting that took place on August 30, 2011. The minutes will be posted on the website for home owners to view.

Jo Ann Gerhart went over the Old business starting with the cash balances and reserve account balance as of November 31, 2011 followed by the current delinquency of the condo dues.

The cash balance in the operating account was noted at \$9,329.76. All capital improvement payments have been made for the year. There is also the escrow account of \$20,513.22 where we are holding the Christopher Court payments since September 2011.

The reserve account balance was noted at \$138,427.61. Dreyfuss Management has met their goal which was to put away \$70,000 each year. Dreyfuss will continue to strive towards this goal each year going forward.

John Freeman suggested that the condominium gets proposals to do another Capital Needs Assessment for 2012. Management will provide those proposals for the next meeting. However, several homeowners present suggested that the most recent Capital Needs Assessment be reviewed first to determine the status of the items that were suggested therein.

The current delinquency report reflected 7 owners owing over \$1,000.00. The breakdown of the delinquent status being collected is 2 garnishments either approved or pending. Both accounts went to court on December 2, 2011 for the judgment for garnishments. There is 1 foreclosure in effect, 1 short sale pending, 3 owners who just reached owing \$1,000.00 are currently being sued for a lien on their condo. The current delinquency as of November 31, 2011 is \$28,374.31.

A list of capital expense repairs were shown on the agenda which are the last of the year. The list included the completion of the last west side building, 9720, and the completion of the first east side building repair 18516-18520. The pole lights by 18521 and 18518 were also repaired and are now working. The only pending work for 2011 was the carports in front of 18518 and 18531 which will be delayed until 2012.

New business was presented as main reason for the 2012 condo fee increase of 7% was to get the east side building repairs done. Management will try to do three to four building repairs within the year. There are 9 full buildings total on the east side, 1 has been repaired in 2011 which leaves 8 to repair.

Another capital expense which leads to the increase is the removal of the trees on the east side of the property. The trees that mainly need to be removed are the ones leaning up against the buildings causing more damage to the wood and the siding.

Heather Merriman will schedule a home owners meeting early next year to discuss the tree removal proposal.

The cleaning crew, CTS, that was hired on the property will go from working three days a week to five days a week starting January 2012. There will be one porter working on the property those five days.

Grounds Management the landscaping company will continue to work on the property in 2012.

Both new contracts will be posted on the web site for the home owners to view.

Christopher Court facilities were denied to the home owners this month due to the deferred payments from the condo.

John Freeman recommended that we pay the arrears to Christopher Court and get back on schedule with the payments so the home owners won't be denied any facility use going forward.

The board voted and approved his motion to catch up the payments.

Margaret from TAME was a guest speaker who spoke about transit alternatives to the M-83 highway that would be winding through Montgomery Village. She asked that the

board and Breckenridge home owners support their efforts in fighting the construction towards the highway installation.

The home owner's meeting will be scheduled for Tuesday, February 7, 2011.  
The board election meeting will be scheduled for Tuesday, February 28, 2011. The president and secretary position will be open for election.

Home owner Michelle Friedberg brought some specific issues to the board in open discussion. Such issues consisted of installing a fence around the bulk trash dumpster area near 18525 Boysenberry Dr. Management will look into cost and installation options for this.

Other concerns were getting arrows painted on the road leaving the property on the east side. Management will contact the tow company to see about getting this done.

Management will have the sales office pole removed on the property.

Management will have some flood lights installed on the buildings behind the office walkway.

The trash company will be asked to provide more stickers on the recycling bins.

Parking space 62 needs the number painted on the space.

There being of no further business to come before the Board, the meeting was adjourned at 9:20 p.m.

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Craig Birmingham, President

ATTEST:



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Vanessa Olivo, Secretary