

**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 August 30, 2011 at 6:30 p.m. The following individuals, being the directors of the Association were present:

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

Craig called the meeting to order at 6:35 p.m. with three board members present.

Jo Ann Gerhart, Regional Manager and Agent presided over the meeting and the Agent, recorded the minutes of the meeting.

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

A quorum was made with Craig Birmingham, Vanessa Olivo, and Sam Lancelotta Sr.

The board moved to approve minutes from the last board meeting that took place on May 24, 2011. The minutes were approved.

The first topic on the agenda was regarding the cash balances and reserve account balance as of July 31, 2011 followed by the current delinquency of the condo dues.

The cash balance in the operating account was noted at \$103,955.00 with several payments pending.

The reserve account balance was noted at \$81,519.00. Vanessa stated that she appreciated Management bringing the reserve money up.

Agent provided a spread to reflect the progress of the collections for each delinquent home owner from the time Dreyfuss Management started managing in June 2010 along with the current delinquency report with explanations.

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; 1 payment plan in effect, 2 short sales pending, 1 owner who defaulted on their

payment plan and is being re-sued, and 1 who cannot be found to serve for garnishments so the lawyers are having to hire a private detective.

The current delinquency as of August 30, 2011 is \$30,263.00. Sam Sr. noted that this balance has not been this low in the last three years.

The 2010 tax returns are currently in process and should be done by the end of September 2011.

A list of capital repairs was listed on the agenda for what has been completed and what is still pending for 2011. This work is also listed and updated on the condo web site.

Old Business was discussed as far as what has been completed in 2011 such as repairs and updates. There is one more building left to be repaired on the west side of the property which is 9720 Feathertree Lane. The contractors had started that prior Monday.

One pole light and one flood light on the east side needed to be repaired. The repairs were scheduled for the next day after the board meeting.

Since the last board meeting the management has hired a cleaning crew that comes to clean the property three days out of the week. The property's up keep has stabilized with this new company coming weekly.

Management will have completed the budgeted work on the west side after the last building was completed. Management wants to try to repair building 18520 on the east side in the current year as well.

New business started with getting the 2012 Condo Budget approved by the board. The draft budget was presented to the board with a 7% condo due increase to start. The increase was discussed and is needed mainly for repairs to the east side buildings, to continue the cleaning service on a full time basis, and to go forward with a portion of the landscaping and tree issues on the east side.

The landscaper that currently is contracted on the property provided suggestions and proposals for 2012 plans for removing and/or pruning several trees around the property. John Freeman wanted to acknowledge the necessity of removing the Bradford pear trees which were planted on the property during development.

Vanessa Olivo was hesitant to sign the budget for 2012 without a full review and being able to speak to the condo association plus wanted insight from Bob Menton, the Treasurer, who was not present.

The board moved to delay approval of the budget and re-evaluate over email with the next two weeks.

One of the main discussions of the meeting was should we continue to pay the Christopher Court recreational fees for the pool, tennis court, and clubhouse. The condo association had a majority vote to stop paying and remove the Breckenridge tie with the recreational facilities.

Management was concerned about legal issues with Christopher Court and other home owners.

The next quarterly meeting with Christopher Court managed by Vanguard Management will be held at the clubhouse on Monday, September 12, 2011 at 6:00 p.m.

John Freeman plans to attend and review their draft budget for 2012.

In the mean time the board moved to defer the recreation fees for September going forward and transferring the funds in an escrow account while we await our decision. In addition management will also deliver a questionnaire to all home owners and residents regarding the pool, tennis court, and clubhouse use to get a better understanding on the majority opinion of the property.

Heather Merriman, property manager, will also look into the Montgomery Village Foundation pool options in the surrounding area as an alternative to using the Christopher Court pool.

Lastly, Management will seek council on withdrawing from the Christopher Court contract.

Open discussion consisted mainly of complaints from home owners regarding a possible designated dog walking area, removal of the grill and sitting area near the leasing office, and enforcing possible breed restrictions on dogs that can live in the complex.

Some home owners were against the mandatory dog area and breed restrictions to where others were for it. Management decided that they would suggest the back area behind the east side to be the dog walking area and decided against breed restrictions on the property.

The board and management agreed that we would not remove the grill area just yet and if home owners see or hear a disturbance in that area late at night they need to call the police each and every time.

The home owners were again informed they need to confront their neighbors if they see them not picking up their dog waste and report them to management immediately.

The web site for the condominium is up and running with updated information weekly for all home owners to view.

Heather Merriman and Vanessa Olivo will schedule the next Home Owner Meeting in October 2011.

The next board meeting is scheduled for Tuesday, December 6, 2011 at 6:30 p.m.

There being of no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

Craig Birmingham, President

ATTEST:

Vanessa Olivo, Secretary