BREEZA coves HOMEOWNERS ASSOCIATION

MINUTES OF THE MEETING · PUBLIC COPY

Town Hall with Priland

Date	Saturday, 7 November 2026	**Venue**	Breeza Coves Clubhouse
Time started	4:16 PM	**Time ended**	6:22 PM
Meeting type	Town Hall	**Attendance**	31 (6 officers, 25 homeowners)

✓ ATTENDANCE

31 attendees · 6 officers / Board of Directors · 25 homeowners and representatives

Names are not included in this public copy. The signed attendance sheet is on file with the HOA Secretary.

1 CEMENTED OPEN AREA AND COMMON SPACES

DISCUSSION

- The site development plan can only be obtained after the common areas are turned over to the HOA.
- The HOA will request a copy of the site development plan from Rob (Priland), to check if the 30% open space is in line with the law.
- The BOD, the HOA and Priland will sign an agreement on Priland's commitment to cover the cost of the cemented open area.
- Upon turnover of the common spaces, the HOA will ask Priland to provide the playground equipment shown in the marketing brochures.
- Clubhouse: the gutter is already rusted and needs repair by Priland engineering. The HOA will prepare a punch list of items to request, based on Priland's marketing materials.

Action item	Responsible	Timeline
Request a copy of the site development plan from Rob (Priland)	HOA BOD	Nov 10, 2026
Draft the agreement on Priland covering the cost of the cemented open area	HOA BOD with Priland	Nov 13, 2026
Prepare the punch list (playground equipment, clubhouse gutter, other items from the marketing materials)	HOA BOD	April 2027
Get a timeline for the cemented area and the common space turnover	HOA BOD with Priland	December 2026

2 EMERGENCY DEEP WELL

DISCUSSION

- The deep well will be a project of the HOA.
- The HOA needs quotations from contractors who will do the deep well work.
- A full proposal is needed, including the price, maintenance, and the reasons for the project.
- The Deed of Restrictions will be posted in the Facebook group.

Action item	Responsible	Timeline
Get quotations from deep well contractors	HOA BOD	Nov 30, 2026
Prepare the full deep well proposal (price, maintenance, reasons)	Secretary with BOD	Dec 15, 2026
Post the Deed of Restrictions in the Facebook group	Secretary	Nov 13, 2026
Set a project timeline	HOA BOD	January 2027

3 ENTRANCE GATE LIGHT AND REPAINTING

DISCUSSION

- The entrance gate light is approved. Waiting for the PD to schedule the installation.
- The entrance gate will also be repainted.

Action item	Responsible	Timeline
Follow up with the PD on the light installation schedule	HOA BOD	Nov 13, 2026
Follow up on the gate repainting schedule	HOA BOD	Nov 27, 2026
Complete the gate light installation and repainting	HOA BOD with Priland	Dec 15, 2026

4 PHASE 2 UPDATE

DISCUSSION

- A building is needed before MECO can approve the electricity connection for Phase 2, including power for the pump at detention pond 2.
- The mud issue was raised before, but no solution has been given. Issues seem to be reported but not acted on.
- Big trucks pass through and park in the subdivision, which is not safe for children.
- Issue raised: the elevated area in Phase 2.

Action item	Responsible	Timeline
Follow up with Priland on the MECO connection and the pump for detention pond 2	HOA BOD	December 2026
Follow up on the mud issue and get a concrete solution	HOA BOD with Priland	Nov 13, 2026
Raise truck passing and parking rules for safety	HOA BOD with Priland	Nov 30, 2026
Get Priland's response on the elevated area in Phase 2	HOA BOD	December 2026

5 CONCERNS SYSTEM

DISCUSSION

- The HOA created a concerns system with the PMO for action tracking and timelines.
- Concerns are being reported but not acted on, which has been disappointing. A better process with the PMO is needed.

Action item	Responsible	Timeline
Agree with the PMO on response times and regular status updates for logged concerns	HOA BOD with PMO	Nov 11, 2026

6 DRAINAGE AND GRASS NEAR THE DETENTION POND

DISCUSSION

- The drainage near the detention pond is sometimes clogged with dirt during rain. A homeowner asked who is in charge of maintaining and clearing the drainage.
- Grass is growing in front of Block 3 along the detention pond area. Sir Lourd suggested cementing the area so grass will not grow back.
- A maintenance officer needs to be identified.

Action item	Responsible	Timeline
Confirm who is in charge of drainage maintenance and clearing	HOA BOD with Priland	To be set
Assess the suggestion to cement the area in front of Block 3	HOA BOD	To be set
Identify a maintenance officer	HOA BOD	To be set

7 DOG AND STRAY CAT ISSUE

DISCUSSION

- November 11: the City Veterinary Office will do impounding and will speak with the dog's owner to resolve the issue.
- If this does not work, homeowners will sign a petition requiring the dog to be leashed.
- Stray cats: ask the City Veterinary Office if they can also collect stray cats.

Action item	Responsible	Timeline
Coordinate the November 11 visit with the City Veterinary Office	HOA BOD	Nov 11, 2026
Prepare a petition if the intervention fails	Secretary	After Nov 11
Ask the City Veterinary Office about stray cats	HOA BOD	Nov 11, 2026

8 HOA GROUP CHATS

DISCUSSION

- Homeowners are encouraged to join all HOA channels: the Main group chat, Marketplace, Concerns, and the Facebook group.

Action item	Responsible	Timeline
Share the links to all group chats and the Facebook group	Secretary	Nov 9, 2026

9 CHRISTMAS PARTY

DISCUSSION

- A poll will be created for the food: catering, potluck or packed lunch.
- Food coupons and wristbands will be used.
- A poll will be created for the date: Sunday, December 13 or Sunday, December 20.
- Idea: a singing contest.

Action item	Responsible	Timeline
Create the poll for the food option	Secretary	Nov 16, 2026
Create the poll for the date (Dec 13 or Dec 20)	Secretary	Nov 16, 2026
Prepare food coupons and wristbands	Christmas party committee	Before the event

10 ADJOURNMENT

There being no other matters to discuss, the meeting was adjourned at 6:22 PM.

Jessica Jenn M. Bordios
Secretary, prepared by

Signed copy on file with the HOA Secretary.

Lourd Bernard Mejares
President, noted by