

9400 Condominium Board Meeting

November 15, 2025 9:00AM – 10:20AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Mr. Lampert, Ms. Spencer-Smith, Mr. Halliday, Mrs. Palini and Mrs. Bishop

Also in attendance were Ms. Linebaugh and Mr. Mullinix.

The Owner of unit #903 attended in person.

Owners from units #404, #803, #1207, #1403, #1607 and #1904 joined on Zoom.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the Board Meeting minutes from the October 18, 2025 Board Meeting for approval. (Mrs. Bishop/ Mr. Lampert) Passed unanimously.

Motion: Mrs. Bishop also asked for approval of the October 18, 2025 Executive Session minutes. (Mrs. Bishop/Ms. Spencer-Smith) Passed unanimously.

Treasurer's Report (Mrs. Palini)

Mrs. Palini confirmed that the budget was where we expected it to be. She mentioned the electric costs would be higher since costs have increased since our last contract.

Motion: The Board approved the October Treasurer's report. (Mrs. Palini/ Mr. Haliday)
Passed unanimously.

Concerns/Comments- Owners

Mr. Rau from unit #1207 asked if we should be getting recognition for our webcam views that were broadcast on Baltimore news station WBFF. Mr. Halliday will inquire although it was mentioned that the 9400 webcam along with many in OC are posted on oceancitylive.com.

Maintenance Manager's Report (Mr. Mullinx)

Leak Report

No new leaks to report

PROCOAT

Mr. Mullinix is not expecting the work to be done before Spring. The vent tower and the 2 and 3 stacks have been power washed and painting has begun but has been delayed due to frequent windy weather. Mr. Mullinix will talk to Mr. Fisher at Procoat for schedule of expected scaffolding removal.

Reserve Study

No news, the study is not expected until possibly December.

Pool Pump Room

The panel box timers and GFI outlets were replaced.

Roof Repairs

Mr. Mullinix will follow up on the status of repairing the roof damage from Verizon's antenna.

Office Manager's Report (Ms. Linebaugh)

Audit

Ms. Linebaugh reported that the Auditors were on site to look at invoices and she expects a draft by January.

Dog Tags

Tags are available in the office, there is a fee of \$10 per tag. All dogs require a new tag.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Spencer-Smith was happy to say the building was ready for Christmas. The outside lights will be turned on November 20th for the season.

Social (Ms. Spencer-Smith)

Nothing is planned, however the Chesapeake Room will be available for Owners to use.

Security (Mr. Vargish)

Nothing new

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop reviewed proposed changes to the Rules and Regulations. The Board agreed on the revisions to present to the Owners for a vote at the Annual Meeting.

Realty (Ms. Nalley)

Sold/For Sale

There are 4 units on the market with prices ranging between \$340,000 and \$625,000. Ms. Nalley said prices remain stable.

Election (Ms. Nalley)

There will be three open Board positions for 2026. Owners are encouraged to apply for these positions.

Construction (Mr. Lampert)

Mr. Lampert had nothing new to report.

Communications (Mr. Halliday)

Mr. Halliday reviewed the communications survey results, he said we received a 48% response rate from the Owners. The Board discussed several options to consider as we move forward with cable/internet in the building. He clarified that we currently get cable from Comcast and internet is provided by Landmark Wiring Systems. Comcast will be upgrading the cable in the building at their expense. Survey results will be sent out to Owners.

Insurance (Mrs. Palini)

Mrs. Palini is meeting with Deely Insurance for a pre-renewal meeting and explore elections for deductibles. She also said we will receive a flood insurance rebate for previous years errors and that the building will be appraised for determining calculations of current insured value.

New Business

Sea-Thru Window Cleaning provided a quote and the information will be provided to Owners at the Annual Meeting.

Old Business

None

Reminders:

The next Board Meeting will be January 17, 2026 at 9:00AM.

Meeting was adjourned at 10:20am (Ms. Nalley/Mr. Lampert)