

Presidents Letter November

Hello Owners, Ocean City is still booming as cold weather starts to come in. The following are some of the activities going on:

Winterfest of lights opening at Northside Park 5:30-9:30pm on 11/20

Winterfest Train Garden opening night at the OC Convention Center 5:30-9pm on 11/20

Rising Tides Festival at the OC Convention Center 2-10pm on 11/22

Holiday Shoppers Fair at the OC Convention Center 10am-5pm on 11/29

OC Parks and Rec Pizza with Santa Northside Park 12/3

Holiday Artisan Fair at Art League of OC 94th street 5-7pm on 12/5

OC Christmas parade starting Old landing road -120th street starts at 11am on 12/6

Winterfest of lights of Jingle Bell 5k Northside Park 5pm on 12/7

150th Anniversary Gala at OC Convention Center 12/12

Mayors New Years Event at Performing Arts Center 40th street 12/26

New Years Eve fireworks at Northside Park and Caroline St. Beach at 12am

Penguin Plunge 91st street at 12pm on 1/1/26 You can view from your condo as plungers walk from the Bull On the Beach

The Board met on 11/15

Minutes were approved and our treasurer Trish Palini reported that we are on course with the current budget. She expects an increase in electric cost in the coming year which is budgeted for.

Ken reported that we have no new leaks in the building. Procoat is actively working on the Vent stack as well as 2 and 3 stacks. The reserve study is currently underway and we expect a full report in January that will be shared with owners. We have some current electric repairs that should not affect owners.

If you have large items such as furniture you are trying to dispose of please let Ken or the office know. Bulk pick up is available by calling 410-524-0318, the basic cost is \$40.00 and goes up depending on the number of items you have. Metal gets picked up as needed at no cost to owners. Please do not leave furniture at the door of the trash room. Staff can assist you to moving outside by the compactor.

If you are not at your condo please turn off your water, ice maker, water heater and turn your thermostat to 50 degrees to prevent any potential freezing of pipes. Please bring in furniture on your balconies as winter is approaching and we may face high winds that can cause balcony furnishings to fly.

Jamie reported that the audit is underway and she hopes to have the report in the New Year. If you have a pet be sure to stop by the office and pick up a new tag. Be aware only owners may have pets in the building.

Patricia Spencer Smith reported that the building is ready for the holiday season and building lights will be turned on 11/20. She also reported that there will not be a formal party for New Years Eve however the Chesapeake room will be open for owners who wish to gather to ring in the New Year.

Real Estate within the building continues to be active. Lauren is the Coastal Resorts representative and can be found onsite most days. She is currently working hard booking for the 2026 season. Please stop by and introduce yourself. Coastal has been a great partner with our building and we hope to continue this partnership for many years to come.

We currently have few units under contract and 4 actively on the market with prices ranging from \$340,000-625,000.

Lori Bishop reported on some proposed changes to our rules and regulations. The proposed changes will be presented at the annual owner's meeting.

Trish Palini reported on insurance and she is actively looking at the contract to assess potential reductions in coverage to save cost. She has also proposed that an appraisal of the building is needed to ensure that the cost of insurance is appropriately determined based on value of the building. She noted in the current contract that the building was overcharged on insurance due to an inaccuracy regarding the size of the building and will be refunded \$28,000.

Board of Directors elections will have 3 positions in the coming year. Please consider volunteering your time and talents to continue making the 9400 the best building on the beach! Feel free to reach out to a board member or stop by the office for more information.

Steve Halliday gave a report on the survey that was sent out to owners the results are as follows:

Survey was composed of 16 questions

78 of the owners responded utilizing Survey Monkey or email which equates to 48% of 164 owners who participated

87% of the questions had some individuals skip a question

Every question had associated comments in the feedback section.

You can review the actual results and associated feedback with the attachment. If you have any additional questions please forward them to Jamie.

A BIG THANK YOU TO THE BOARD, THE COMMUNICATIONS COMMITTEE AND OWNERS THAT PARTICPATED IN THIS SURVEY!

Your feedback helps the board make decisions and proposals to better the building.

Reminder no board meeting in December,

Next board meeting will be held via Zoom and in the Chesapeake room on January 17th 2026 at 9am

The Board wishes you all a happy and healthy holiday season.

Barb Nalley President 9400 Condo Association