

31 May 2023

Dear Owner:

I am officially retiring from the 9400 Condo Board as of 1 June 2023. Thank you all for the help/support you have provided over my tenure. I leave you with a strong new Board ready to continue onward.

9400 Condo Board effective 1 June 2023:

President	Barbara Nalley
Vice President	Steve Lampert
Secretary	Lori Bishop
Treasurer	Jim Callahan

Committees:

Aesthetics	Sterling Jones
Social	Sterling Jones
Communications (website)	Steve Halliday
Communications (CCTV/WIFI)	Steve Halliday
Security	Frank Vargish
Bylaws/R&R	Lori Bishop/Frank Vargish
Realty	Barbara Nalley
Election	Barbara Nalley/Sterling Jones
Construction	Steve Lampert/Frank Vargish
Insurance	Jim Callahan

Results of the May Board Meeting:

Welcome to the new Board member Steve Halliday Unit #805.

The Fresh Water Pumps vendor worked on recurring problems but they still need programming updates to work properly. Also, a pressure relief valve will be added directly off the supply line from the pumps to the building.

The south pool deck drains have been replaced.

The pool is open for your use.

The north side of the pool deck will be recoated in FY24.

The south side of the pool deck recoating has been completed.

The lightning rod repairs will be done in FY24.

The 94th Street fence repairs have been completed,

The spring inspection of the roof will be done with the replacement of a roof deck drain in the next few weeks. The drain replacement is expected to solve a recurring leak problem in #2201.

With interest rates on CDs increasing, we are adjusting our investments in CDs to get the highest rates possible.

The elevator upgrade (new panels and kickplates) proposal was signed. Expect pre-fab work in the shop and then 1-2 days to install in each elevator.

Plants/Palms have been installed throughout the building and pool deck.

We will hold a July 4th party for Owners on July 4th. Details to follow.

A task group was formed to review/update all the Building's Policies.

MD Condo Act changes are being collected to ensure we are properly following the Act. They will be promulgated when completed.

There are zero sales/for sale units in the building. Summer rentals are still slow but Coastal Resorts notes they are solidly booked starting in June. If you rent directly be sure your renters have all the information they need-door codes, WIFI, internet, parking space numbers, keys etc.

There was a long discussion on possibly a fully electronic election in 2024/need to hire K of C Hall for Owners meeting.

The Capital Reserve Study (a new requirement of the MD Condo Act) has been completed and is available in the Office for review. This will be the guideline for the Board to decide Capital Reserve funding in the future.

An Owner requested installing keypads on doors to and from the Owners storage lockers (dungeon). It will be reviewed for practicability.

Reminders:

17 June 2023

Board Meeting 9:00 AM

15 July 2023

Board Meeting/Budget Meeting

August 2023

No meeting

Bob Snyder

President 9400 Condo