

9400 Condominium Board Meeting

September 16, 2023

9:00AM – 10:50AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Other Board members present were Mr. Callahan, Mr. Vargish and Mr. Lampert.

Mr. Halliday and Mrs. Bishop joined through Zoom.

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

Joining on Zoom were the Owners of units #403, #803, #1504, #1607, # 2005 and #2201.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the July 15, 2023 Board of Directors meeting for approval.

Motion: The July 2023 Board meeting minutes were approved as presented. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Mrs. Bishop also presented the Executive Session minutes from July 2023 for approval. (Mrs. Bishop/ Mr. Lampert) Passed unanimously.

Comments/Concerns (Owners)

Ms. Nalley provided status on the following:

Lights on Balcony Rails Update:

Section 6.2.5 of the Bylaws prohibits hanging things on the balcony. If anyone would like to propose changes to the Bylaws they can submit them to Ms. Linebaugh for the Board to review.

Marijuana Smoking in Building Update:

No smoking in common areas is enforced in accordance with section 6.4 (a) of the Bylaws. We cannot regulate smoking in individual units, including marijuana, based on current MD law.

Dog Area on the Northside with Grass Update:

The Board has discussed possible locations appropriate for this purpose and will look at options and their related costs and details to consider ie: public access and clean up.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the July 2023 Treasurer's Report for the Board's approval.

Motion: The July 2023 Treasurer's Report was approved as presented. (Mr. Callahan /Mr. Vargish) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said there is a new leak in #306, an ongoing leak in #2203 and 4 more leaks that he is monitoring.

VFD PUMP Drive Repairs

After several delays the installation is now scheduled for September 20th.

Kadtronix 1008 Installation

TNT Lanco is still looking into this. They said Kadtronix may be out of business but the electronics are made by Honeywell and they stated the device is designed to monitor multiple units and may not be feasible for a single unit.

North Deck Proposal Bids

Mr. Mullinix received two bids and is waiting for the third before making a decision. The two bids are very close in price – PROCOAT \$71,273 and Ocean Tower \$73,800. He expects the work to be done in Spring 2024.

Roof Water Test Tecta

The water test confirmed that the roof is intact and the insulation looked new. The North side to be re-flashed and fill holes filled.

Master Jack Inspection

Master Jack said flashing should always be used in coastal environments and that some installers do not use it. The U shaped flashing redirects water away from the unit.

2105 Wall Tests (GMB)

Mr. Mullinix said two GMB engineers did the inspection from scaffolding and they determined that the hollow wall in 05 units is not waterproofed. They suggested mounting sliders to concrete instead of the hollow wall and framing them out.

Long Range Projected Projects:

The Board reviewed short and long term projects.

Roof: The understanding is that recent insurance changes no longer support roof coatings. PROCOAT and Deeley will be meeting to discuss a possible membrane roof system to determine insurability as an option to roof replacement.

PROCOAT: The 5 stack is to be started October 15, 2023 and the 2 and 3 stacks are scheduled for the fall of 2024.

Railings: The estimated costs to replace railings is 1.5 million, including deck and concrete repairs and new sealant as part of the replacement process. The estimated railing life expectancy based on the reserve study is good through 2027 and will require another study to show life expectancy beyond that.

Windows: The current windows were installed in 1996 and have a 40-55 year life expectancy.

Parking Lot: Long Range – Mr. Mullinix suggested applying sealant instead of complete macadam removal. He said he received 3 bids between \$10K-\$15K for doing the job in Spring. One of the contractors, Eastern Shore also mentioned they use a water based material instead of macadam.

Office Manager’s Report (Ms. Linebaugh)

Morning Parking Report

Ms. Linebaugh has generated \$51,216 in Building Usage/Amenities fees this year, better than last year’s amount of \$40,750. Great Job Ms.Linebaugh!

Committee Reports

Building Esthetics (Mr. Jones)

Ms. Linebaugh stated Mr. Jones acquired a display case for the T-shirts and it has resulted in increased sales.

Communications (Website) – Mr. Jones

Nothing Reported

Social (Mr. Jones)

Ms. Linebaugh reported that the Labor Day Party was a success and Mr. Jones is making plans for a 50 year celebration for the building.

Security (Mr. Vargish)

Mr. Vargish spoke about having ample security coverage related to the amount of rentals this summer, he said it can be difficult to know what coverage is needed. He will look into renewing the 2024 contract.

Bylaws/R&R (Mrs. Bishop)

Policies for Deletion/Revision – Committee Report

Mrs. Bishop asked the Board to review the policies that the committee revised and provide comments. Voting will take place at the October meeting.

Realty (Ms. Nalley)

Sold/For Sale

According to Ms. Nalley there are no units for sale in the building.

Election (Ms. Nalley)

Survey

Based on survey results the Owner’s meeting will no longer be held at the Knights of Columbus, it will be held in the Chesapeake room with Zoom capabilities. Ms. Nalley also said Owners want Board candidates to present their bios along with a speaking introduction. Voting will be electronic with a paper ballot available from Ms. Linebaugh. The election instructions will be updated.

Construction (Mr. Lampert)

Mr. Lampert had nothing to add to what Mr. Mullinix reported. He did say the pool will be closing around October 1st, weather depending.

Communications (CCTV/WIFI) – Mr. Lampert/Halliday

Mr. Halliday asked the Board to consider long range plans for cable/Wifi to prepare for the 2027 contract renewal with Comcast. A committee will be created to address current concerns and future needs to determine how we move forward.

Insurance (Mr. Callahan)

Mr. Callahan said we have not received the final insurance quote, the delay is at the insurance company level, not the Broker. He said with all the recent claims, it is not good times for insurers.

Cable – Mr. Halliday

This will be discussed with the newly created committee.

New Business

Revenue Streams

Mr. Lampert and Mr. Vargish mentioned the idea of a Tiki Bar on the North deck as a way to create revenue for the building. They are waiting for a proposal with more information to see if this would be a viable option.

Old Business

Mr. Mullinix said it was time to replace the South side entrance door, it is causing a lot of problems. Mr. Callahan reminded the Board that this was the last door that was already budgeted. The Board agreed that Mr. Mullinix could move forward with replacing the door.

Mrs. Bishop reminded the Board that agreement was reached via email to continue the 2% discount for full payment of association dues and that Owners are responsible for necessary repairs according to current policies.

Board Meetings:

October 21, 2023

November 18, 2023

Adjournment