

9400 Condominium Board Meeting

June 20, 2026 9:00AM – 10:25AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. The Board welcomed new members Ms. Seagle and Ms. McNally. Board members present were Ms. Palini, Mr. Lampert, Ms. Seagle, Ms. McNally, Mr. Halliday and Mrs. Bishop.

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

There were Owners attending in person and on Zoom.

Minutes (Mrs. Bishop)

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

Motion: Mrs. Bishop also asked for approval of the May Executive Session minutes. (Mrs. Bishop/Mr. Lampert) Passed unanimously.

Concerns/Comments – Owners

An Owner asked about cleaning their unit windows. The Board explained that the windows are very heavy and suggested she not try it herself. If she is interested, there is someone who can be hired to do the cleaning but they do not remove the screens, contact information will be provided in the President's Letter.

She also asked who is responsible to replace outlets on the balcony, this is the Owner's responsibility.

Treasurer's Report (Ms. Palini)

Ms. Palini said operating expenses are tracking as planned and the focus will be on the income generated from the Building Usage fees and our electric usage going forward.

Motion: The Board approved the May Treasurer's report. (Ms. Palini/ Mr. Halliday) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

No leaks to report

Reserve Study

Mr. Mullinix confirmed he had firm estimates ready to submit to Mr. Parsons at ETC Engineering Consultants and he expects the study to be finalized soon.

ETC Promenade Deck Inspection

The surface level has been inspected and will require another inspection. The coating that Procoat applied is coming loose, he expects these repairs to be completed in the Fall. The Board discussed concerns about this timeframe exceeding the 2 year warranty.

PROCOAT

Mr. Mullinix will schedule an onsite meeting with contractors (Procoat and CP&R) and engineers (ETC Engineering) to evaluate the delamination issues and determine who is responsible to resolve them.

Elevator Room Repairs

Mr. Mullinix explained the AC in the elevator room needs repairs, the estimate is between \$10K and \$15K.

Mr. Mullinix also said a roof flashing repair was completed under warranty and he is looking into non-functioning pool and parking lot lights.

Office Manager's Report (Ms. Linebaugh)

Parking

The expected income from Building Usage Fees this year is \$78,000 as of now we are at \$11,390.

Committee Reports

Building Esthetics (Ms. Seagle)

Ms. Seagle reported the chairs outside the office need to be replaced. She also asked that a scent be added to the lobby area, she will look into both of these.

Social (Ms. Seagle/Ms. McNally)

Ms. McNally said plans for the 4th of July social are underway and they expect a good turnout. She also suggested scaling back on the number of events held for the year. Ms. Nalley suggested getting Owner feedback on this proposal.

Bylaws/R&R (Mrs. Bishop)

After several failed attempts to pass Bylaw changes, the Board discussed holding a special meeting to encourage voting needed to pass Bylaw changes. Maryland Condo Law will increase the insurance deductible from the current \$10K to \$25K that Owner's will be responsible for if damages are caused from their unit. This takes effect October 2027 It was suggested to allow the Board to make Bylaw revisions to conform to MD Condo law, further discussion is needed.

Realty (Ms. Nalley)

Sold/For Sale

There are 6 units on the market. Coastal Resorts is offering discounts on rentals as there are multiple units for sale/rent.

Election (Ms. Seagle)

Ms. Seagle and Ms. McNally will chair the Election committee and Ms. Nalley will be their Mentor.

Construction (Mr. Lampert)

Mr. Lampert and Mr. Halliday will talk to Mr. Mullinix about setting up a promenade inspection and meeting with the contractors to discuss resolutions.

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

The contract with Landmark Wiring Systems expires October 2026 and the Xfinity contract expires July 2027. Mr. Halliday advised the Board that information previously shared in the MDU slides contained some inaccurate information on Owner rates. He will be talking with representatives from 2 local companies and present updated information so the Board can evaluate options and make a decision by December.

Insurance (Ms. Palini)

Nothing additional to report.

New Business

Ms. McNally suggested that she take on a new Board position as Community Outreach for the 9400 Condo. This proposal will be evaluated.

Old Business

None.

Reminders:

Next meeting – July 18, 2026 at 9:00AM

Meeting Adjourned at 10:45AM