Hello owners, the season is upon us, and Ocean City is in full swing. There is so much to do and enjoy. These are just a few of the upcoming events

Movies on the Beach at the Carousel hotel 8:30-10p

Sundaes in the park with fireworks Northside Park 7-9p

Trivia Night at Macky's every Sunday night

Sunset Park Party nights with free outdoor concert series 7-9pm

7/30,8/6,8/13,8/20,8/27.

Karaoke Nights at the Brass Balls Saloon

White Marlin Open 8/3-8/8

OC Jeep week 8/27-30

The bord met on Saturday the 18th

There was a concern raised by the Phoenix across the street they are asking owners with pets to not walk on their property as it is destroying the grass and people are not cleaning up after their pets.

Reminder of a few Rules and Regulations:

Please also note that pets are not allowed on the pool deck at any time it is a violation of the health department. No glass bottles are allowed on the pool deck at any time. A fine will be assessed to either owner or their renter/guest the amount will be determined by the board.

Ken reported that there have been no new leaks in the building. He also mentioned that the AC has been replaced in the elevator room. He did a survey of the deck area with Procoat to identify potential areas of delamination.

Jamie reported that Debbie and Darryl are doing a great job with the pool deck. Darryl is also working with Ken for building maintenance. She also mentioned that the security team is helping to close the pool in the evenings and help with stacking loungers and chairs.

Ms. Seagle reported that she is currently looking to replace the stained and worn chairs by the office. She also discussed that the 4th of July party was a great success. She and Ms. McNally are currently working on a Labor Day party.

Ms. Nalley reported that real estate prices are stable however leveling out. There is a lot of inventory in OC currently. We have 3 units on the market and one pending.

Ms. McNalley and Ms. Seagle will be working on elections for the Board of directors and noted that two positions will be up for election. Please reach out if you are interested in learning more about joining the board.

Mr. Halliday is currently working to help the building determine future Wi-Fi/cable options. He will be sending out information for owners to review. He has been working with various providers and also pointed out that Xfinitiy has been negotiating for a new contract with internet only option which can significantly reduce cost for the building. More information to come on this.

Ms. Palini provided a comprehensive report on the budget for 2026-2027 fiscal year. She reviewed the Maryland legal requirements for our capital reserve account and how it will affect the budget moving forward. She worked diligently with the board to identify what funds will be needed and how owners can best meet the necessary requirements.

As a result, the board has approved the budget for the coming fiscal year and the new condo fees will be as follows:

Per quarter starting October 1st.

Please note there is a 10% late fee after the 10th of each quarter:

Stack 1: $1,880.00

Stack 2, 3, 6, 7: $2,104.00

Stack 4, 5: $2,176.00

Stack 8 $ 1,603.00

Condo fees are due on the 1st of the following months:

10/1/2026

1/1/2027

4/1/2027

7/1/2027

Prior Information sent on the budget should be disregarded – please reference the attached updated material which was used in the actual meeting. If you have a comment or concern, please reach out via email to 9400 office or reach out to Barb Nalley via email.

Reminders

The board will not meet in August

Next meeting will be on September 19th in the Chesapeake room or via zoom.

Have a wonderful summer

Barb Nalley

President 9400 Board of Directors