

Presidents Letter January

Happy New Year Owners,

There are still a lot of activities in Ocean City during the winter months. I hope that you are enjoying the start of the New Year at your condo.

Here is a list of just a few things you can check out when you're in town:

Karaoke night on Fridays with DJ Donnie at the Residence Inn Marriott 6-9pm.

Sip & Press Fundraiser: A Floral Evening at the Center of the Arts 2/4 from 5-7pm.

Ocean City Futsal Classic Northside Park Recreation Complex recurring daily from 2/6-2/8.

6th Annual Mac&Cheese Cookoff benefit Residence Inn Marriott 12-3pm on 2/7.

Story time at the Museum 2/10.

Art Uncorked: A Dinner Pairing Art & Wine At the OC Center for the Arts on 2/12 6-9pm price \$150 per person or \$900 for table of 6.

Toddler time at the Museum 10-11am on 2/13.

Valentine Dinner Dance at Northside Park 2/14 price ranges from \$40-51.00 for senior adults over 50.

Coastal Wilds Gala: A Future For Conservation 2/21 6-10pm at Bethany Beach Ocean Suites Residence Inn.

For more information visit <https://www.ococean.com/events/>.

The board of directors held a meeting on 1/17/26:

Ken reported that carbon monoxide detectors have been installed in the building.

The reserve study has been completed and is currently under review by staff and the board of directors with more to come in February.

Winter maintenance projects continue throughout the building.

PLEASE MAKE SURE IF YOU ARE NOT AT YOUR CONDO THAT YOU DO THE FOLLOWING:

SHUT OFF WATER

CHECK THE AGE OF YOUR WATER HEATER THEY TYPICALLY ONLY LAST 10 YEARS!

SET THERMOSTAT AT 50 DEGREES

TURN OFF HOT WATER HEATER AND ICE MAKERS

The roof antenna repair is on schedule to be completed by FA Taylor.

Ms. Palini reported that expenses are trending as expected and that we are researching ways to reduce insurance cost for the coming year.

Ms. Bishop reported on rules and regs as well as proposed bylaws updates some of which will reflect changes that occurred in the Maryland Condo Act.

Ms. Spencer Smith reported that we will be looking into an owner's social after the annual meeting in April.

Mr. Lampert reported that City Hall continues to meet regarding prevention of offshore wind turbines.

Ms. Nalley reported that we will have 3 board positions up for election. Please consider sharing your time and talents to continue having the best building on the beach. Please complete the attached proxy so that quorum can be met to conduct business at annual meeting.

Real Estate we continue to partner with Coastal Resorts and Lauren is the representative that you can find in the office at 9400. There are currently 3 properties on the market and a few that have closed in the last few months prices ranging between \$429-612,000.

Mr. Vargish reported that security company Blake Nelson Brown did a great job last season and will continue with us in the 2026 season.

Mr. Halliday gave an update relating to cable and wifi as we continue to evaluate options for the building. A presentation was given in November by the communications team regarding options for improved service and cost reduction. Comcast has agreed to put new fiber throughout the building under current contract for improved connectivity. He identified that the 5k that was used during optimal occupancy during the season was effective in meeting owner's needs. More to come on this topic.

The next board of directors meeting will be held on 2/14/26 at 9am in the Chesapeake room and will also be available via ZOOM.

The annual meeting will be held on April 25th at 9am in the Chesapeake room.

The board wishes you a safe and warm winter season.

Barbara Nalley

9400 Condo Association President