9400 Condominium Board Meeting

September 19, 2026 9:00AM – 10:40AM

Minutes – Final

Call to Order (Ms. Nalley)

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

Mr. Halliday and Mrs. Bishop joined on Zoom.

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

There were Owners attending in person from units #802, #1005, #1305 and #1504.

Owners attending on Zoom were from units #306, #404, #803, #1006, #1208, #1302, #1303, #1406, #1501, #1601 and #1607.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the Board Meeting minutes from the July Board Meeting for approval. (Ms. Palini/ Ms. McNally) Passed unanimously.

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

Treasurer's Report (Ms. Palini)

Ms. Palini said we are 99% on track with revenue; employee wages and insurance has helped. She then asked the Board for approval of the July Treasurer's report.

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

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

There were several new leaks reported by Mr. Mullinix in units #607, #1302, #1306, #2027 and #2107. He is working with Owners to make the necessary repairs.

Pool

Premier Pools is scheduled to close the pool October 7th. A new pool cover is needed and will cost $7000 - $9000 and has a life expectancy of 15 years.

ETC

During the Engineering and Consultants, Inc inspection they suggested intrusive sampling be done to determine the cause of delamination on the pool deck.

PROCOAT

Mr. Mullinix said work will be completed on stacks 2 & 3 and should take 4-7 days to complete. He also said stack 1 and the West side work should begin mid to late October.

Rodent complaints

Mr. Mullinix said he has received complaints and has replaced Terminix with Erlich to treat the building since he was dissatisfied with Terminix' results. The construction project across the street has caused recent rodent problems in the area. Erlich also recommended cleaning under appliances, keeping food in plastic storage containers and installing grates to cover any holes or exposed areas. Mr. Mullinix proposed a contract to treat each unit in the building 2X/year.

Motion: The Board voted to have Ehrlich treat every unit – not including grate installation which would be the Owner's responsibility if they choose. (Ms. Nalley/Ms. McNally) Passed unanimously.

Compactor

Mr. Mullinix discussed a service agreement to extend the life of the compactor instead of replacing it, he said the cost would be $3000 for 2 services. He also talked about doing chute cleaning as a possible remedy to the occasional odors. He has a vendor coming out to access the problem and make recommendations.

Staff

Mr. Graham's performance/attendance was not acceptable and he was let go.

Office Manager's Report (Ms. Linebaugh)

Parking

Ms. Linebaugh was happy to announce the revenue from the Building Usage Fee as of August 31 was $72,550.

Pool Staffing

Mrs. Debbie Rider is now cleaning 3X/week. Permanent solutions are being investigated such as a cleaning service but seasonal needs make it challenging. A suggestion was made to check with other buildings to see how they handle building cleaning.

Committee Reports

Building Esthetics (Ms. Seagle)

Now that the season has slowed down, Ms. Seagle will find replacement chairs for outside the office.

Social (Ms. Seagle/Ms. McNally)

The social committee spent $1,741.84 of the $3,000 budgeted for this year. Ms. McNally suggested starting Friday night get togethers beginning in January. A July 4th event is being scheduled as the only event for 2027.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop said there are several MD General Assembly updates to be reflected in the Bylaws as needed.

The Department of Housing and Community Development (DHCD) must conduct a study of 40 year old buildings and submit findings to the General Assembly (HB 956). Effective June 1, 2026 – June 30, 2027

Mandatory Insurance Coverage (SB 747) requires that unit Owners provide proof of insurance annually and upon request. Effective October 1, 2027.

Ms. Nalley added that it would be possible to keep an open meeting to gain enough votes for these and other Bylaw changes if needed.

Realty (Ms. Nalley)

Real estate prices are coming down and stabilizing in all of Ocean City. There are 4 units currently listed in our building.

Coastal Contract

Ms. Nalley was glad to have renewed the contract with Coastal Resorts.

Election (Ms. Seagle)

There will be two open Board positions in 2027.

Construction (Mr. Lampert)

Mr. Lampert said he has nothing additional to what has already been discussed.

Insurance (Ms. Palini)

Ms. Palini said there may be a possible insurance claim.

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

Mr. Halliday said Landmark will stay until November 30th and current Xfinity boxes will be deactivated on December 1st. Two workshops will be scheduled in October, they will be recorded and available on Zoom for Owners to review. Each Owner will need to set up a bulk account for internet or cable if they choose to purchase a plan – internet only service will be paid for by the building. Old Xfinity boxes need to be returned by November 30, 2026 or monthly fees will be incurred by the Owner. Peacock will be free for 2 years if Owner's activate and install no later than November 30, 2026. More details to follow on all Xfinity updates.

New Business

Nothing

Old Business

Nothing

Concerns/Comments – Owners

Nothing

Reminders:

Next meeting – October 17, 2026 at 9:00AM

Meeting Adjourned at 10:40AM (Ms. Nalley/Ms. Seagle)