

9400 Condominium Board Meeting
October 25, 2025 9:00AM – 10:21AM
Minutes – Final

Call to Order (Ms. Nalley)

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

Mr. Vargish attended via Zoom.

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

Owners from units #901, #1003, #1304 and #1807 were in attendance.

The owners of units #308, #404, #803, #903, #1208, #1307, #1403, #1504, #1707, #1806 and #1904 joined on Zoom.

Minutes (Mrs. Bishop)

September Board Minutes

Mrs. Bishop presented minutes from the September 20, 2025 Board Meeting for approval.

Motion: The Board approved the September Board Meeting Minutes (Mrs. Bishop/ Mr. Halliday) passed unanimously.

September Executive Session Minutes

Mrs. Bishop also presented the minutes from the September 20, 2025 Executive Session for approval.

Motion: The Board approved the September Executive minutes (Mrs. Bishop/ Mr. Lampert) passed unanimously.

Treasurer's Report (Mrs. Palini)

September 2025 Report

Mrs. Palini said things are in line with expectations and she is looking for competitive energy providers and insurance vendors.

Motion: The Board approved the September Treasurer's report (Mrs. Palini/ Mr. Lampert) passed unanimously.

Direct TV Presentation (Mr. Delmar/ Mr. Halliday)

Mr. Delmar presented an overview and contracts for the Direct TV/MDU proposal. He said the committee vetted four companies and is recommending Direct TV, he said they

offer all that Comcast does and more. There was discussion about how Direct TV would work for owners and renters, how equipment and wiring would be installed in the building and what technical support/education would look like. Ms. Nalley asked that the Board review this information and forward any questions or concerns.

Concerns/Comments- Owners

Mr. Jones said he contacted Sea-Thru window washing to get proposals for the entire building and/or individual units.

Ms. McNalley thanked everyone for the donations but said she would make changes for next year so the area would not become a dumping ground.

Ms. Zuschmidt complained of the smell of marijuana. Ms. Nalley asked that she be notified if a specific unit could be identified as the source.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix explained that unit #803 experienced a leak from the storm due to sliders being left open in unit #903. He is working to repair the damage.

PROCOAT

Procoat scaffolding is up and they are moving along after a slow start. Mr. Mullinix said they are keeping an eye on furniture that has not been removed from balconies.

Reserve Study

Mr. Mullinix participated in a walkthrough and did not get any indications that there is any urgent concerns ie: windows/railings.

Verizon Antenna

Mr. Mullinix told the Board one of the Verizon antennas fell during the recent storm causing damage to the roof. Verizon will cover repair costs and FA Taylor will do the work to assure the warrant remains intact.

Light repairs and panel box repairs are being done on the pool deck.

Office Manager's Report (Ms. Linebaugh)

Parking

Ms. Linebaugh reported the Building Usage Fee income was \$56,000 this year. The website and rental agents will be updated about the fee increase to \$65.

Audit

The required information to be sent to Auditors so they can begin their work.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Nalley said the building is decorated for Fall and even has some scary elements.

Social Director (Ms. Spencer-Smith)

Ms. Nalley said there is nothing to report for now.

Security Director (Mr. Vargish)

Nothing new to report

Bylaws/R&R – Secretary (Mrs. Bishop)

Mrs. Bishop asked the Board to review the proposed revisions to the Rules and Regs, these were presented to Owners but did not get the required votes. She asked that we discuss this in November to see if we want to revisit any of them.

In addition, more information is needed to understand HB49/SB256 and how it applies to us. Ms. Linebaugh and Mrs. Bishop are looking into it.

Realty (Ms. Nalley)

Ms. Nalley reported 6 units for sale with prices ranging from \$385,000 to \$625,000. She also said Coastal Resort is booking rentals for the 2026 season and that rental unit inspections have begun.

Election (Ms. Nalley)

There will be 3 open Board positions for 2026.

Construction (Mr. Lampert)

Nothing to report.

Communications – CCTV,Wifi,Website (Mr. Halliday)

The Wifi survey will be sent out followed by a general survey to gain an understanding of thoughts and direction from the Owners.

Connectivity Complaints (Mr. Halliday)

Mr. Halliday stated Comcast will rewire the entire building at their expense. They also requested to install exterior conduit in the 04 and 05 area of the building, it will need to be determined if this will affect the Procoat warranty.

Insurance (Mrs. Palini)

Discussed previously.

New Business

No

Old Business

No

Reminders:

Next Board Meeting: November 15th – 9:00AM

Ms. Nalley adjourned the meeting at 10:21AM.