

9400 Condominium Board Meeting

March 16, 2024 9:00AM – 10:30AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Other Board members present were Mr. Vargish, Mr. Lampert, Mr. Jones, Mr. Halliday and Mr. Callahan.

Mrs. Bishop joined on Zoom.

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

Joining on Zoom were the Owners of units #301, #404, #903, #1106, #1302, #1406 and #1504.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the February 2024 Board of Directors meeting for approval.

Motion: The February 2024 Board meeting minutes were approved as presented. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Mrs. Bishop also presented the February 2024 Executive Session minutes for Board of Directors approval.

Motion: The Board approved the February Executive Session minutes. (Mrs. Bishop/ Mr. Vargish) Passed Unanimously.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the February 2024 Treasurer's Report for the Board's approval.

Motion: The February Treasurer's Report was approved by the Board as presented. (Mr. Callahan /Mr. Vargish) Passed unanimously.

Comments/Concerns (Owners)

None

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix reported the items on the leak report were being addressed and the list should be shorter next month. All leaks are being repaired by United Restoration.

PROCOAT

Mr. Mullinix said he was told that work on the 5 stack will begin the week of 3-18-24. He also asked that the Presidents letter ask Owners to remove furniture or move it to the center of the balcony.

Roof

Mr. Mullinix has not received any additional information from PROCOAT on similar buildings that have installed overlay roofing systems, he will follow up with them. Mr. Callahan will also speak with Deely Insurance to get the insurance industries point of view.

Parking Lot Sealcoat

The sealcoating project is expected to begin May 6th. Mr. Mullinix stated we will need cooperation from Owners/Renters during this time to move vehicles in the parking lot. Ms. Linebaugh will notify rental agencies.

Sprinkler Repairs

Mr. Mullinix said the Fire Marshal made a few minor recommendations but overall was very pleased with their walkthrough findings.

Winter Projects

Mr. Mullinix reported that all the projects are being addressed.

Engineering Analysis of Pool Deck

The engineering analysis from ETC identified some deficiencies with the pool deck and based on a visual inspection they estimated the needed repairs would be approximately \$50,000 - \$75,000 to bring the deck up to current code standards of 80psi. The Board agreed to move forward with phase 1 of the evaluation process with a cost of \$4500 and will be done asap.

Office Manager's Report (Ms. Linebaugh)

Wedding on the Deck

Ms. Linebaugh said a renter has asked to use the pool deck for their wedding on September 13th with 40 people in attendance. The Board discussed having them sign a liability release.

Committee Reports

Building Esthetics (Mr. Jones)

Some painting has been done to freshen things up and make the Chesapeake Room more attractive for potential Owner rentals. Furniture on the 2nd floor is also being updated.

Social (Mr. Jones)

Owner's Social on April 13th.

Security (Mr. Vargish)

Mr. Vargish and Ms. Linebaugh suggested that Security start May 15th (Mother's Day weekend).

Bylaws/R&R (Mrs. Bishop)

Nothing new to report.

Realty (Ms. Nalley)

Sold/For Sale

Unit #701 is the only unit for sale.

Electronic Voting (Ms. Nalley)

Ms. Nalley announced that videos are available for Owners to view on the website. She also said paper ballots would still be available this year, probably for the last time.

Candidates

Ms. Nalley said no new candidates would be on the ballot.

Committee Reports

Board members were asked to submit their Committee Reports so they can be posted on the website.

Annual Meeting

The Owner's Meeting will be held in the Chesapeake Room and on Zoom. Ms. Nalley will see if the meeting can be shown on the TV in the lobby for any overflow.

Construction (Mr. Lampert)

Tiki Bar (Mr. Lampert and Mr. Vargish)

Mr. Lampert said the Tiki Bar project is on hold until the deck repairs have been made. At that time we can determine if increasing the deck load capacity to 100psi, required for the Tiki Bar would be feasible. Mr. Vargish added they are also looking into other options for food/drink on the deck.

Communications CCTV/WIFI/Website(Mr. Halliday)

Committee Report

Mr. Halliday said the Comcast Tech put in the permit to connect the fiber pole and has not heard from the Town of Ocean City yet. Mr. Halliday also mentioned there is a lot of discussion going on with the committee but suggested waiting until the fiber cable has been installed to see how it goes before further discussions are held.

Cable

Comcast raised cable fees 5% in alignment with the contract allowance.

Internet Concerns

So far there has not been any comments/concerns from Owners. Based on feedback the committee may resume in the Fall.

Insurance (Mr. Callahan)

Mr. Callahan will continue to get information about insurance and roofing options. He added that we are fortunate to get insurance coverage, not all condos have been able to do so.

New Business

Mr. Jones gave an overview of the most recent wind turbine meeting that he attended with Ms. Linebaugh. The city is still fighting it and Mayor Mehan will be attending our Owner's meeting in April.

Old Business

None

Board Meetings:

April 12, 2024 - Board Meeting – 3:00PM

April 13, 2024 – Annual Owners Meeting – 9:00AM

Executive Session - Cancelled

Adjourn