

Hello Owners and Happy New Year

I would like to thank Ed Nolan unit #1605 for stepping up to fill the shoes of Jim Callahan who passed so tragically in December. Ed was formerly the treasurer for the board of directors, and I can assure you we are in great hands.

The board is back and with the help of the 9400 staff are working toward completing many of the winter projects for the building. The roof is 95% complete with just a few more things to secure and tighten down. As many of you may have noticed, work on the structure and the pool are ongoing and weather dependent at this time. We are however on schedule and will be hoping for more sunny, less wind-filled days, in order to complete. It has been determined that our Domestic water pump needed repaired thanks to Ken and that work has been approved. In the spring ProCoat will focus on finishing the 5 stack and then move to the 2 and 3 stacks as well as the vent stack. Please make sure that your balconies are clear when that work begins. There are no new water leaks, please make sure that your sliding doors are intact and closed as well as shutters during the winter season to ensure less potential water damage.

It was brought up by an owner that we can perhaps participate in service projects to help our beautiful coastal community. Projects may include things such as trash pickup on the beach, helping the homeless, volunteering at Ocean City community events. Kathy McNally will be spearheading this and will bring some ideas back to the board regarding community events and areas that need our help next month. This will be an opportunity for owners to get involved and participate as they choose.

We received some great news regarding the Wind Turbines which are on pause due to an increase in Whale deaths. The new administration has put a 6-month pause on these projects pending an investigation.

Committee Reports:

Ms. Spencer-Smith thanked Sterling Jones for his assistance in keeping the building festive with the various holidays. The next Social is slated for April at the annual meeting and Coastal Resorts will help with this event.

Mr. Vargish is diligently working with the office to plan building security for the coming season.

Mrs. Bishop brought up the potential policy regarding fines for building damage by renters. This policy is still in the works as we consider how to best penalize as well as identify when issues occur.

Real Estate continues to be active with 5 current properties up for sale, one pending and two closed. A new contract has been signed with Coastal Resorts who will continue to

partner with the building providing revenue from both the lease of the office and any property they sell. Properties are currently ranging from \$379-\$589,000.00.

This year we will have 2 one-year terms and two -3-year terms for the 9400 board of directors. Please consider volunteering your time and service to the 9400 building. We know we have many owners who have a lot of experience and talent that can be utilized for the benefit of the building. It just requires a short bio sent to the office. If you have any questions please reach out to any board member.

The annual meeting will again be held via zoom and in the Chesapeake room. We realize we had some technical difficulties with sound last year and are working to ensure that owners will be able to hear better at this year's meeting. Proxys have been emailed out to all owners. Please complete and return to the office so that we can ensure that we have a quorum. In addition, this year will offer online voting only. We have had greater owner participation with the electronic voting platform and if you need assistance Jamie can guide you through the process. We will ask candidates to make a short video that you can view online prior to the election to help you determine who you would like to vote for.

Mr. Halliday discussed the need for owners who have modem issues to reach out to Landmark for assistance. The building is not responsible for modems in owner units. He also has mentioned that, with the exception of one unit, there have been no issues with connectivity. The communication committee has identified two potential suppliers with regard to cable, which is Comcast or Direct TV. He will reconvene the committee prior to the end of our current Comcast contract which is set to expire in June of 2027.

Mr. Nolan advised us that we will not have an additional increase in current insurance due to the new roof and structural repairs, however due to recent tragic weather events such as hurricanes and wildfires we do anticipate that prices will again go up.

Upcoming Events in Ocean City:

1/29/25 Center for the Arts will host musicians for the Originals.

Camp registrations will open on 2/1/25 with priority given to residents and property owners.

Futsal Tournament Northside Park on 2/7-2/9.

Superbowl scrabble at Eagles landing on 2/8/25

Winter Pickleball tournament 2/14-2/16 at Northside Park.

Valentines' dinner dance for seniors on 2/14/25 check with OC parks and rec for more information.

The Shirley Hall Youth Art show will be held at the Center for the Arts on 2/28/25.

Just a reminder the next board meeting will be held on 2/15/25 at 9am in the Chesapeake room.

