

9400 Condominium Board Meeting

October 21, 2023 9:00AM – 10:11AM

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. Callahan, Mr. Jones, Mr. Halliday and Mr. Lampert.

Mrs. Bishop and Mr. Vargish joined on Zoom.

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

Joining on Zoom were the Owners of units #301, #403, #404, #804, #1302, #1406, #1607 and #2005.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the September 16, 2023 Board of Directors meeting for approval.

Motion: The September 2023 Board meeting minutes were approved as presented. (Mr. Jones/ Mr. Callahan) Passed unanimously.

Mrs. Bishop also presented the Executive Session minutes from September 2023 for approval. (Mr. Lampert/ Mr. Halliday) Passed unanimously.

Comments/Concerns (Owners)

Ms. Montanez from unit #1302 discussed recent plumbing issues in their unit and requested partial payment from the Board. The Board requires additional information and will review the incident.

Updates:

Dog Area on the Northside with Grass Update:

The Board has determined there are no size appropriate areas for this purpose.

Marijuana Smoking in Building Update:

Smoking of any kind is not allowed in common areas of the building in accordance with section 6.4 (a) of the Bylaws.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the September 2023 Treasurer's Report for the Board's approval.

Motion: The September 2023 Treasurer's Report was approved as presented. (Mr. Callahan /Mr. Lampert) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said there were a few leaks as a result of the recent 36 hour storm. One contractor was out to assess the leaks and Mr. Mullinix is waiting for additional quotes. He also explained that the most appropriate method of repairs will be determined for each case.

VFD PUMP Drive Repairs

This was completed without incident.

Kadtronix 1008 Installation (Auto Shutoff Device)

Mr. Mullinix said this is no longer a Kadtronix unit and he is speaking with contractors for alternate devices.

North Deck Proposal Bids

Mr. Mullinix received three bids for the work. Ranging from \$71,273 to \$132,000 and he is recommending PROCOAT at \$71,273 and requested approval from the Board.

Motion: Mr. Mullinix received approval for the PROCOAT bid with work to begin Spring 2024. (Mr. Lampert/Mr. Callahan) Passed unanimously.

PROCOAT 5 Stack Recertification

This is moving along, Mr. Mullinix said they have begun power washing the South side balconies.

Unit 205 Bath Upgrade

Mr. Mullinix told the Board that the bathroom is leaking and the best method of repair would be the refurbish it. He said Mr. Guman was available to do the work.

Motion: The Board approved bathroom repairs in unit #205 (Mr. Lampert/ Mr. Jones) Passed unanimously.

Hollow Wall Repair (Inspection)

GMB Engineers will come out and look at the wall when it is opened. This information will be helpful going forward and assist with future repairs.

Office Manager's Report (Ms. Linebaugh)

Morning Parking Report

Ms. Linebaugh and Mr. Mullinix did a GREAT JOB generating \$58,011 in revenue for our Building during the 2023 season.

Audit

To continue...

Committee Reports

Building Esthetics (Mr. Jones)

Mr. Jones added mums to the front entrance and accent lighting to the lobby table to enhance the area.

Gala (Mr. Jones)

Mr. Jones stated there has not been a lot of interest in a Gala so he will combine it with other events.

Security (Mr. Vargish)

No updates at this time.

Bylaws/R&R (Mrs. Bishop)

Policies for Deletion/Revision – Committee Report

Ms. Nalley recommended we postpone the discussion until November so all committee members could be present. She asked the Board to review the policies for discussion and provide feedback on these policies:

Bounced Checks

Dogs (Pets)

Hiring Policy w/ Employee Info attachment

Late Assessments

Realty (Ms. Nalley)

Sold/For Sale

Unit #1403 was the only unit available in the building and will close in a few weeks. She also mentioned that our condo fees are one of the lowest in OC and we have been preparing for upcoming expenses and should be in good shape. Some buildings will be facing massive increases.

Election (Ms. Nalley)

Ms. Nalley confirmed the April 13, 2024 Owner's meeting will be held in the Chesapeake Room and Zoom will be available.

Construction (Mr. Lampert)

The pool is in the process of being drained for season closure. Mr. Lampert also talked about preliminary plans for a possible Tiki Bar on the deck. He will provide additional information and income estimates when he gets the proposed contract. A survey will also be sent to Owners to gauge interest and get their opinion on an initial financial investment to assess this possible venture.

Communications (CCTV/WIFI) – Mr.Halliday

Mr. Halliday asked the Board to consider a sub-committee of Owners to discuss and evaluate options for cable, dish, etc. and prepare a plan before the Comcast contract renewal in 2025. Owners will be asked to participate.

Insurance (Mr. Callahan)

Mr. Callahan said we will not know how much of an increase we may have until late in the process. He does not know how close our budgeted 30% increase will be to an actual increase. Ms. Nalley added that she is getting information on seamless (monolithic) membrane vs complete roof replacement options to share with the Board.

New Business

None

Old Business

Mr. Mullinix said the work on the damaged fence is being scheduled.

Board Meetings:

November 11, 2023 (date change)

Adjournment