

19 October 2022

Dear Owner:

It is time to winterize your unit to prevent damage to your unit and building. Pay particular attention to: sliders/windows closed and locked; shutters closed and locked; lights off; refrigerator cleaned of perishables; water off to apartment; thermostat set on HEAT and not lower than 40 degrees F; hot water heater shut off; ice cube maker shut off and unit door locked on your way out. Thank you.

October Board meeting highlights:

Still awaiting proposals for south-side pool deck drains replacement.

Replacement of stones along north and south fences to be done in December.

Staff is power washing ground floor outside walls prior to repainting.

Still continuing to search for Leak Mitigation and Snow Removal contractors.

FY22 financial audit ongoing.

Unit sales are slowing down. Very few beach front units on sale throughout the beach area.

Coastal Resort has agreed to continue their contract with us- awaiting signature.

Preparations are starting for the Board Election /Owners Meeting in April 2023. We are working toward full electronic election. There are 3 openings on the Board. Please consider volunteering -send your name to the Office. More details to follow.

HDTV upgrade moving forward VERY slowly and with many problems. Staff is keeping close watch on the process.

Repair/repainting/recertification of the 6th stack starts next week. Stack 5 will follow.

A new WIFI contract was signed with Landmark Tech LLC for 2 years.

Still awaiting proposal for FY23 building insurance from Deeley Insurance Group- our new agent. A Deeley rep will be at the November Board meeting.

The Financial Reserve Study, recently required by Maryland, is awaiting proposals.

The next Board meeting is 19 November 2022. All are welcome on ZOOM or at the meeting.

Bob Snyder  
President 9400 Condo