

24 March 2023

Dear Owner:

Now is the time to plan on attending the yearly Owners Meeting which has been rescheduled to April 15, 2023 at 9:00 AM. This change is based on the consensus of Owners who wanted to have the May date available for rentals.

Please attend to learn about what happened over the past year and possible future plans for your condo. Information will be available from our new insurance agent (Deeley). Coastal Resort (our in-house rental agent) will also be a presenter.

The package of meeting information has been Emailed to Owners by Jamie.

Results of the March 2023 Board Meeting:

Possible roof leaks, found over the winter, will be investigated by TECTA during our standard spring inspection.

PROCOAT is expected to be back on 5/6 stacks and to do deck repairs as soon as the weather improves.

Complete sealing/repainting of the parking lot has been scheduled for FY24.

Repairs have been completed on the dumpster and trash chute.

Fire Marshal requirements to plug selected sprinklers has been completed.

The Compactor Room doors have been replaced.

The search for summer hires has started.

A new building west face lighting proposal from an Owner is being investigated.

Coastal Resort will be hosting our yearly Owners party in April after the Owners meeting. We thank them for the great support they have provided over the years.

Condos are still being sold or up for sale but at a slower pace.

Election on-line voting will start April 1, 2023. Details will be provided.

The Reserve Study is still being revised to include our comments.

We are doing a test case to determine if an air conditioner shut off switch- to be activated if the slider door(s) are left open- will be successful. If it is information will be provided to all owners for their use.

The HDTV conversion is down to the last few units. If you are still getting bills for small dollars from COMCAST we recommend you contact them directly.

Although the new Board will be elected at the April Owners Meeting they will not take office until after the May 2023 Board meeting to be in compliance with Bylaws Section 4.6 which requires a 3 year term for Directors.

Hope to see you at the April owners meeting. It will be my last after 24 years on the Board (a record I believe).

Bob Snyder
President 9400 Condo