

9400 Condominium Board Meeting
April 14, 2023 **3:00PM – 4:30PM**
Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Mr. Snyder at 3:00PM. Other Board members present were Ms. Nalley, Mr. Jones, Mrs. Bishop, Mr. Lampert and Mr. Vargish.

Mr. Callahan joined via Zoom.

In attendance were Mr. Mullinix, Ms. Linebaugh and the Owners of units #1206 and #1807.

Also joining on Zoom were the Owners of units #805, #1303, #1406 and #2005.

Comments/Concerns (Owners)

None.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the March 18, 2023 Board of Directors meeting for approval.

Motion: The March 2023 Board meeting minutes were approved as presented. (Mrs. Bishop/Mr. Jones) Passed unanimously.

Treasurer's Report (Mr. Callahan)

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

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

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix told the Board there is nothing new to report.

Fresh Water Pumps Cycling Repairs

The computer drive has finally arrived and National HVAC will schedule the installation. There will be no charge for the repair.

South Deck Drain Repairs

Mr. Mullinix and Mr. Clark are doing the grinding and paint application to patched areas on the south side deck. They expect to complete the pool deck painting the first week of May.

General Clean Up/Painting of Building for Start of Season

This work is ongoing.

Painting of Underside of Ground Level Walkways

This painting has been completed.

PROCOAT South Pool Deck Recoating

Mr. Mullinix told the Board this will require 5 days of work and is expected to be completed by May 1st; weather permitting.

PROCOAT 3 stack Spall Repairs/Lightning Rod Repairs

Repairs to the lightning rod will be done when the scaffolding is moved from the 5 stack to the 3 stack. Mr. Mullinix will speak to Mr. Fisher from PROCOAT about reducing the price since the scaffolding will not have to be moved.

PROCOAT 5/6 Stack Recert

It was decided it would not be safe for PROCOAT to continue working with people using the pool deck, so work on the 5 stack will not be started until the Fall of 2023. Mr. Lampert will get an extension to the contract into the new year.

PROCOAT Deck Crack Repairs

Mr. Mullinix mentioned that the 6 stack crack repairs were completed and looked good. He is waiting for the invoice.

2105 Wall Tests

Mr. Mullinix is scheduling the work with PROCOAT and GMB Engineering for the next few weeks.

Office Manager's Report (Ms. Linebaugh)

Policies for Deletion

Ms. Linebaugh explained that she and Mrs. Bishop needed more time to get a list together and asked that the policy discussion be postponed until May. Mrs. Bishop will send all policies to Board members for discussion.

Policies on Website

Following Board review and selection, policies will be posted to the website.

Updating Parking List/Roster

Lists have been updated.

Search for Summer Hires

Ms. Linebaugh said she hired three pool attendants and Mr. Mullinix hired a full time janitor for the season.

Documenting Changing Date for New Board Installation

The inauguration date for new Board members will be June 1st. Ms. Linebaugh has contacted all business relations of this date change and will post it on the website.

Committee Reports

Building Esthetics (Mr. Jones)

Elevator Wall Wrap

Mr. Jones received quotes to replace 21 elevator panels from Delaware Elevator for \$55,000 and Berlin Elevator for \$23,000. This includes replacing 7 panels in each of the 3 elevators. A suggestion was made to place kick panels at the bottom of the current panels to cover damage instead of replacing panels.

Mr. Jones will get information on this option for the next meeting.

West Face Lighting Proposal

Mr. Jones needs to get more information from the owner who made the suggestion.

Order Trees/Plants/Etc. for Spring

The staff was able to save many of the plants from last year. Some additional plants were ordered and should arrive at any time.

Communications (website) - (Mr. Jones)

The website has been updated.

Social (Mr. Jones)

Owner's Meeting Party

Coastal Resort is excited and ready for the party. Mr. Jones notified the Board that the bonfire would be cancelled if it rains. He is also planning a Memorial Day party.

Security (Mr. Vargish)

Mr. Vargish said security will start May 15 and will be on the premises between 7pm and 3am. Mr. Clark will work security 3 days per week in season.

Bylaws/R&R (Mrs. Bishop)

The Clarification of Issues Related to Unit Maintenance and Repair/Failure to Perform Needed Repairs/Balcony Repairs and Maintenance consolidated into one Policy

Motion: The Board agreed to combine the two policies and rename it "Unit Maintenance and Repair" (Mr. Vargish/Ms. Nalley). Passed unanimously.

Update House Rules and Regulations

This will be put on hold for further discussion by the Board.

Policies for Deletion

Current Policies will be sent to Board members for further review and discussion.

Listing of Condo Act Changes Not Enacted into Bylaws

Condo Act changes will be reviewed for incorporation with the Bylaws.

Realty (Ms. Nalley)

For Sale/Sold Units

Unit #1001 is under contract, leaving no available units in the building. There have been 8 units sold since last year.

Coastal Resort to Owners Meeting

The Owner of Coastal Resort will speak at the Owner's Meeting.

Election (Ms. Nalley)

Readiness for April Election

As a result of Ms. Linebaugh's work, e-voting was completed with Owners who had not voted being able to vote at the annual meeting.

Construction (Mr. Lampert)

Reserve Study

We are waiting for the new draft study document addressing the comments from Mr. Snyder and Mr. Mullinix.

Water Shut Off Valve Control

Mr. Lampert presented the new Water Heater Shutoff Sensor policy for Board voting.

Motion: The Board approved the Water Heater Shutoff Sensor policy. (Mr. Lampert/ Mr. Vargish) Passed unanimously.

A/C Shutoff Sensor for Open Slider

Mr. Callahan has agreed to install the AC shut off sensor on his slider doors as a trial. The cost will be approximately \$900, other Owners may be interested in installing in their units.

Communications (CCTV/Website) (Mr. Lampert)

HDTV Installation

Mr. Lampert stated that most COMCAST HD conversions have been completed.

Insurance (Mr. Callahan)

Building Inspection Report by Insurer Rep

Mr. Callahan said we got good news from the inspection report, there were no new recommendations. He added that we need to maintain our current status in an effort to keep premiums as low as possible.

New Business

Pool Award Certificate of Excellence by Worcester County

Mr. Snyder reported that we received a Certificate of Excellence award for maintaining all pool regulations.

Old Business

Mr. Snyder will remain as President until June 1st. New Board members will attend the May 27th meeting when future roles will be discussed.

Board Meetings:

May 27, 2023 – Board Meeting- 9:00AM

June 17, 2023 – Board Meeting – 9:00AM

July 15, 2023 - Board Meeting/Budget Meeting - 9:00AM

Adjournment