

9400 Condominium Board Meeting

July 19, 2025 9:00AM – 9:53AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Mr. Lampert, Mr. Vargish, Mr. Halliday, Mrs. Palini, Ms. Spencer-Smith and Mrs. Bishop.

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

The owners of units #404, #803, #1208, #1302, #1403, #1504, #1605 and #1607 joined on Zoom.

Minutes (Mrs. Bishop)

June Board Minutes

Mrs. Bishop presented the minutes from the June 2025 Board Meeting for approval.

Motion: The Board approved the June Board Meeting Minutes. (Mrs. Bishop/ Mr. Lampert)
Passed unanimously.

Concerns/Comments- Owners

None

Treasurer's Report (Mrs. Palini)

June 2025 Report

Mrs. Palini said there is nothing unusual and parking revenue looks good for June.

Motion: The Board approved the June Treasurer's report. (Mrs. Palini/ Mr. Halliday) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said there are no new leaks and United Restoration is working with the insurance for unit #1007 leak repairs.

PROCOAT

Mr. Mullinix said Procoat would like to start work on the 2 & 3 stacks in September but it would be better in October.

Reserve Study

Mr. Mullinix said the engineers will be here in the Fall to do the Reserve Study.

Plumbing Repair

The 5 stack area will be shut down for a plumbing repair in the dungeon area, this will be done off season.

Office Manager's Report (Ms. Linebaugh)

Pool

Ms. Linebaugh said the attendants are doing a great job keeping people out. Our contractor, Premier Pools is also doing a great job keeping the pool clean.

Parking

Ms. Linebaugh reported we have collected \$24,600 to date in Building Usage fees.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Spencer-Smith thanked everyone who helps to keep the building looking good.

Social/ Labor Day (Ms. Spencer-Smith)

The Labor Day Social is scheduled for Saturday, August 30th. She said there was positive feedback on the band at the 4th of July Social and she will see if they are available again. She also said they are considering a bonfire, Mr. Mullinix will look into a permit.

Security (Mr. Vargish)

Nothing new to report.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop presented the drafts of 3 Bylaw changes:

5.7 Increasing signing amounts for Management and Board Officers

7.1 Updating the percent of owner interest needed for Bylaw amendments

11.2.3 (c) Increase amount of owner responsibility of insurance deductible for damages

These Bylaw changes are agreeable to the Board members and will be put up for electronic voting to owners.

There was also a discussion about updating the Rules and Regulations to remove pitbull breeds as not being allowed on the 9400 premises. It was noted that MD law does not ban any dog breeds and supersedes our Bylaws. Mrs. Palini will check with Deely Insurance to see if there are any stipulations on pitbull breeds.

If this change is to be made to our Rules and Regulations, our Bylaws state owner majority is needed:

Section 6.5. Rules of Conduct. Other rules and regulations concerning the use of the Units and the Common Elements and facilities may be promulgated and amended by the Board of Directors with the approval of a majority of the Unit Owners as specified in Section 11-111 of the Code. Copies of such rules and regulations shall be furnished by the Board of Directors to each Unit Owner prior to the time when the same shall become effective.

Realty (Ms. Nalley)

Sold/For Sale

There are 5 properties for sale in the building with prices between \$445,000 and \$675,000.

Ms. Nalley mentioned Coastal Resorts has had some staffing changes and they are working to make improvements.

Electronic Voting (Ms. Nalley)

Nothing new.

Construction (Mr. Lampert)

Mr. Lampert also said there is nothing new to report.

Communications (CCTV/WIFI/Website) (Mr. Halliday)

Cable

Mr. Halliday is waiting for concrete numbers from vendors. Once he receives this information it will be presented to the Board for further discussion of our options. Some possible ideas are removing HBO and changing the number of cable boxes per unit.

It was also mentioned that Coastal Resorts gave out incorrect user ID's to some renters but this is being corrected.

Connectivity Complaints

No changes to the Verizon contract for the roof antennas, this is in place through 2034.

Insurance (Mrs. Palini)

Mrs. Palini and Ms. Linebaugh met with Deely Insurance, our renewal is due in January and a 5% - 10% increase is expected.

New Business

Budget 2026 – An Executive session will follow to discuss special assessments and condo fees.

Old Business

Mr. Vargish will talk about the MD Condo law in September, we are not expecting to be affected by any changes.

Reminders

Board Meetings

September 20, 2025 – 9:00AM in the Chesapeake Room

October 25, 2025 – 9:00AM in the Chesapeake Room

The meeting was adjourned (Ms. Nalley/Mr. Lampert)