

## **9400 Condominium Board Meeting**

**May 18, 2024 9:00AM – 10:40AM**

### **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. Jones, Mr. Lampert, Mr. Halliday and Mrs. Bishop.

Also in attendance were Mr. Mullinix and Ms. Linebaugh and the Owners of unit #1305.

Owners on Zoom were: #301, #307, #603, #1302, #1403, #1404, #1406, #1504, #1807 and #1904.

#### **Minutes (Mrs. Bishop)**

Mrs. Bishop presented the minutes from the April 2024 Board of Directors meeting for approval.

Motion: The April 2024 Board meeting minutes were approved. (Mrs. Bishop/ Mr. Jones)  
Passed unanimously.

Mrs. Bishop also presented the Executive Session minutes from April for approval.

Motion: The Board approved the April Executive Session minutes. (Mrs. Bishop/ Mr. Jones)  
Passed unanimously.

Lastly, Mrs. Bishop presented the 2024 Draft Owner's Meeting minutes for Board approval with a change from "unanimous" to "majority vote received" for moving forward with roof replacement process. (Mrs. Bishop/ Mr. Lampert) Passed unanimously.

#### **Marc Custodio Owner of Coins**

Mr. Custodio attended the meeting to present updates and answer questions about the proposed Tiki Bar. He explained the Town of OC is requiring inside seating as part of the application and licensing process. With this new information he suggested it could be a two year process to get things going. The Board also discussed the need to get more information on costs and renovations that would be required and to send a questionnaire to Owners to assess interest before moving forward.

#### **Concerns/Comments- Owners**

None

#### **Treasurer's Report (Mr. Callahan)**

The April 2024 Treasurer's Report was brought up for the Board's approval. In addition, the draft of the 2025 fiscal year budget will be ready for the June meeting discussion.

Motion: The April 2024 Treasure's Report was approved (Ms. Nalley/ Mr. Lampert) Passed unanimously.

## **Maintenance Manager's Report (Mr. Mullinix)**

### Leak Report

Mr. Mullinix reported no changes and that he was going to ask PROCOAT for a quote to do the hollow wall test in unit #1904.

### PROCOAT

Mr. Mullinix said they would need to access the balconies through the inside of a few units to complete the work and the scaffolding was being removed for the season. He also mentioned the 5 stack work would be continued in the fall followed by stacks 2 & 3. Finally, he said the deck coating has been completed by PROCOAT.

### Roof

Mr. Mullinix is still requesting bids and assessing them to compare the scope of work.

### Parking Lot Sealcoat

This project has been completed and looks good.

### Pool

Mr. Mullinix has not received any response from Atlanta Aquatech. He has received an alternative quote from Best Aquatic Management to perform pool start up, maintenance and winterization.

Motion: The Board approved the Best Aquatic Management contract so the pool opening can continue to move forward. (Mr. Lampert/ Mr. Jones) Passed unanimously.

### Structural Analysis

ETC Promenade repairs would cover the entire pool deck, not only the proposed tiki bar area. The previous quote was limited to this area but it was discovered that repairs are needed in areas of the entire pool deck. The expectation is to have results by the June meeting.

Motion: The Board voted to proceed with intrusive sampling to determine the extent of repairs needed and a schedule of work to be done. (Ms. Nalley/ Mrs. Bishop) Passed unanimously.

## **Office Manager's Report (Ms. Linebaugh)**

### Summer Help

Ms. Linebaugh stated that we have summer staff in place and she would like to bring on an additional person to cover the weekends and fill in as needed.

### Parking

The season is off to a slow start but Ms. Linebaugh said we have accumulated \$1600 in the Building Usage Fee account so far.

## **Committee Reports**

### Building Esthetics (Mr. Jones)

Mr. Jones announced that the new plants have been placed on the pool deck. He also asked for volunteers for the Esthetics and Social committees

### Social (Mr. Jones)

The Memorial Day party food will be from OC Kabobs and is \$10 per person to attend.

### Security (Mr. Vargish)

Security is scheduled to start the week of May 20<sup>th</sup>, the new security number is 202-696-9131. The Board discussed charging an \$80 service fee to Owners when their tenants require assistance from the staff, to provide information/services that were not provided by the Owner.

### Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop said there are several bills from the MD General Assembly that may apply to us, including Board Member training requirements. She will contact the General Assembly and Ms. Nalley will get legal input. Once we have more information, the policy committee may reconvene to address these changes if appropriate.

### Realty (Ms. Nalley)

#### Sold/For Sale

Ms. Nalley explained that there is still one unit for sale in the building and values have remained consistent. Overall rentals have had a slow start in Ocean City this year.

### Election (Ms. Nalley)

A survey will be sent to Owners to gain insight to several topics including the Annual Meeting successes and areas for improvement. Ms. Nalley will send a draft to the board for review.

### Candidates – Two Positions for 2025

Ms. Nalley said her and Mr. Vargish's terms will be up next year.

### Construction (Mr. Lampert)

### Tiki Bar (Mr. Lampert and Mr. Vargish)

Mr. Custodio presented tiki bar information in the beginning of the meeting.

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

#### Fiber Project

Mr. Halliday said it has been a slow start but the cable is in place, the cut over to fiber is scheduled for June 6<sup>th</sup>. This may result in a loss of internet for 4-6 hours. He explained there are

two speed tiers - 200MB and 500MB available for different prices and we will go with the lowest to start and see if more is needed based on usage.

Motion: The Board approved providing flexibility for Mr. Halliday to switch between internet speeds as needed. (Mr. Halliday/ Mr. Lampert) Passed unanimously.

#### Connectivity Complaints

**1906 (still open)** - Unit 1906 is connected to WiFi with a router but tv is buffering. Owner communicated that they have to reset the router box every few hours or so. Some adjustments were made and we are waiting for feedback if this fixed the issue.

#### Insurance (Mr. Callahan)

Mr. Callahan is waiting for numbers to do the budget; he estimates a 30% increase at this time.

#### New Business

None

#### Old Business

None

#### **Board Meetings:**

**June 15, 2024 – Board Meeting – 9:00AM**

**July 20, 2024 – Board Meeting – 9:00AM**

**Motion to Adjourn: Mr. Halliday/Mr. Jones**