

9400 Condominium Board Meeting

January 20, 2024 9:00AM – 10:20AM

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. Callahan, Mr. Jones, Mr. Lampert, Mr. Vargish and Mrs. Bishop.

Mr. Halliday joined on Zoom.

Also in attendance were Mr. Mullinix and Ms. Linebaugh and the Owner of unit #903.

Joining on Zoom were the Owners of units #803, #1504, # 1607 and # 1707.

Comments/Concerns (Owners)

None

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the November 2023 Board of Directors meeting for approval.

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

Treasurer's Report (Mr. Callahan)

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

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

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix provided a list of leaks and added that some seem to be caused by aging sliders and are in need repair and maintenance.

PROCOAT/ GMB Hollow Wall Repairs - Unit 2105

Mr. Mullinix is waiting for the quote to do the repairs. He also said this is the first repair of this type and believes the cost would be less for similar repairs in the future.

South Entrance Electric Sliding Doors Replacement

The South doors were not operating properly and Mr. Mullinix had them replaced.

Parking Lot Sealcoating Estimates

Mr. Mullinix provided three quote options for sealcoating to the Board for consideration, they ranged in price from \$10,000 to \$15,000. Mr. Mullinix explained that he thought the cheapest quote from Justice Sealcoating/Excavating was the best option and asked for approval to move forward with the project.

Motion: The Board discussed the three quotes in detail and voted to go with the Justice quote of \$10,609.11 as suggested by Mr. Mullinix. (Mr. Lampert/ Mr. Vargish) Passed unanimously.

E-Bike/Bike Storage

Mr. Mullinix looked into regulations for e-bike storage. The Fire Marshal does not have any regulations on this and he also contacted the Town of OC and they have not returned his call. He suggested adding a notice to Owners about proper maintenance and storage of e-bike batteries in the President's letter.

He also said bikes in the bike storage area will need to be removed by next month. It was suggested we find an organization to donate unused bikes.

Sprinkler Repairs

Mr. Mullinix said some check valves and flow meters need to be replaced prior to the next inspection.

Office Manager's Report (Ms. Linebaugh)

Audit

Ms. Linebaugh was happy to announce that the draft audit was ready for signature. Once it is finalized it will be posted to the website and sent to all Board members.

Committee Reports

Building Esthetics (Mr. Jones)

Mr. Jones announced that the Maintenance Staff are updating the public restrooms.

Communications (Mr. Halliday)

XFINITY/WIFI Upgrade

Mr. Halliday said a meeting has been scheduled with COMCAST to inquire about installing fiber cables into the building. He also added that project updates will be posted to the website - "wifi cable projects"

Social

Mr. Jones is talking with Coastal Resorts about sponsoring an Owner's event after the meeting in April, more information to follow.

Security (Mr. Vargish)

Mr. Vargish said we will be retaining Blake, Nelson and Brown for our security services this season and there will not be a price increase.

Motion: The Board agreed to keep BNB Security Services for the 2024 season. (Mr. Vargish/ Mr. Jones) Passed Unanimously.

Bylaws/R&R (Mrs. Bishop)

Policies for Deletion Committee Report (Mrs. Bishop)

Mrs. Bishop made a recommendation that the policies identified for deletion be retained as inactive so they could serve as a reference in the future.

Motion: The Board agreed to retain the policies as inactive. (Mrs. Bishop/ Mr. Callahan) Passed unanimously.

Realty (Ms. Nalley)

Sold/For Sale

Unit #1901 and #701 are for sale. Ms. Nalley said sales seem to have slowed a bit. She also said Coastal Resorts is booking rentals for the 2024 season.

Election (Ms. Nalley)

Ms. Nalley said that both incumbents have decided to run again. She added that the electronic voting process is being finalized with the help of Ms. Linebaugh and Mr. Jones.

Candidate Video

Ms. Nalley also said she would like to post candidate bios and videos to the website.

Construction (Mr. Lampert)

Tiki Bar (Mr. Lampert and Mr. Vargish)

Mr. Lampert said the original party has withdrawn from the project but the owner of Coins is very interested and excited about partnering with us for a possible Tiki Bar project. He has presented a proposal for possible operation in 2025 with approval needed by June 2024 to begin the process. He projects a start up cost of \$175,000 - \$200,000 and \$40,000 annual lease for the first year. The next step would be to hire an architect and engineer to do preliminary work about the feasibility of the project. More information will be discussed at the February Board meeting.

Insurance (Mr. Callahan)

Mr. Callahan said we have insurance and we should be happy with that, not all condo buildings are able to get insurance. He added that all costs are increasing and he is getting additional information on how the insurance companies view new roofing systems. He is working with Mr. Mullinix to get clarification.

New Business

Budget 2024

Since the HOA fee was raised there is no need for a special assessment at this time.

Old Business

None

Board Meetings:

February 17, 2024 – 9:00AM

Annual Owner’s Meeting – Saturday April 13, 2024 – Chesapeake Room

Executive Session

Adjourn