

**9400 Condominium Board Meeting**  
**January 21, 2023 9:00AM – 11:11AM**  
**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, Mrs. Bishop, Mr. Callahan, Mr. Lampert and Mr. Vargish.

Mr. Snyder joined via Zoom.

In attendance were Mr. Mullinix, Ms. Linebaugh and the Owners of units #2002 and #901.

Joining on Zoom were Owners of units #301, #404, #407, #803, #1001, #1607, #2101 and #2202.

**Comments/Concerns (Owners)**

There were no comments from Owners.

**COMCAST Representative**

Lale LaPointe a representative from COMCAST was at the meeting to discuss outstanding billing and implementation issues. She requested a list of unresolved problems, Ms. Linebaugh will provide a list to her. Ms. LaPointe agreed to work together to resolve these issues.

**Minutes (Mrs. Bishop)**

Mrs. Bishop presented the minutes from the November 19, 2022 Board of Directors meeting for approval.

Motion: The November 2022 Board meeting minutes were approved as presented. (Mrs. Bishop/Mr. Jones) Passed unanimously.

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

Mr. Callahan presented the November 2022 Treasurer's Report for the Boards approval.

Motion: The November 2022 Treasurer's Report was approved as presented. (Mr. Callahan / Mr. Vargish) Passed unanimously.

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

Leak Report

Mr. Mullinix reported that a possible tub/toilet overflow leak in unit #1001 was the cause of damage to unit #901. The Owner of unit #901 said there have been three leaks in the past 9 months and no corrective action has been taken. The Owner of unit #1001 said they will be placing a sealant on the bathroom floor in the next few weeks. The Board discussed this work should be completed by a licensed professional with a warranty for the work done.

### South Deck Drain Proposals

Mr. Mullinix received three quotes and recommended we accept the proposal from National HVAC Service since they have done other satisfactory work in the building and their pricing is reasonable.

Motion: The Board agreed with Mr. Mullinix's recommendation to award the contract to National HVAC Service. (Mr. Mullinix/Mr. Jones) Passed unanimously.

### Stones Replacement North/South Fence Line

This is now scheduled for February 1. Signs will be posted to park along the building and not along the fence line.

### Compactor Room Roof Drain Replacement

The parts that Mr. Mullinix received were wrong. The contractor will order the correct parts and come back to do the work.

### GMB Hollow Wall Test

This is on hold due to the lifts being used for 5 stack PROCOAT work.

### Unit 2201 Door Replacement

The wooden entry door was damaged from a roof leak and was replaced.

### Fresh Water Pumps Cycling Repair

Mr. Mullinix stated the computer drive will be replaced when the part comes in, the manufacturer has delayed delivery. He said the pumps continue to alarm but they are functional.

### Snow Removal Method

Mr. Mullinix determined our best option is to use Elliott's Property Management since they do not require a contract and will do snow removal as needed.

### South Deck Coating Repairs

This is scheduled for Spring 2023. PROCOAT will use more aggregate in the coating to prevent a slippery surface. The aggregate is the same that is used frequently in Ocean City.

### 6 Stack Deck Cracks Proposal

Mr. Fisher from PROCOAT offered three options for crack repairs. Mr. Mullinix recommended the option to grind and expose the cracks then sealing them with a 2-part urethane sealant prior to coating.

### 480V Breaker Thermal Scans

Any breaker 480V or higher requires scans. Mr. Mullinix stated we do not have any 480V breakers and the scans are not needed.

### Sprinkler System Inspection

There were 5 deficiencies noted on the Fire Marshal's sprinkler head inspection. The heads must be spaced 6 feet apart. Mr. Mullinix will notify the Owners affected.

### Generator Charger

Mr. Mullinix reported the work was completed this week and it now maintains a charge.

### Parking Lot Painting Proposal

Mr. Snyder confirmed the last sealant was done in 2015/2016. Mr. Mullinix will be getting bids for re-coating and line painting with the work to be done in Spring 2024. Mr. Lampert commented that there is no PROCOAT work scheduled in 2024 and timing would be good for parking lot work.

### Lightening Rod Repairs

This will be done after 5 stack work is complete because of moving the scaffolding.

### Unit 205 Concrete Repairs

Mr. Mullinix said this is in progress.

### Dumpster Weld Repairs

Mr. Mullinix is coordinating the scheduling of this work with the town of Ocean City and the welding company.

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

### Audit

Ms. Linebaugh reported the audit is finished and is ready for final signature.

## **Committee Reports**

### Building Esthetics (Mr. Jones)

#### Elevator Signs

Mr. Jones has replaced the elevator signs and is working on signs at the key fob area at the entrance doors.

He also said the workout room has been repainted.

#### Social (Mr. Jones)

The Board discussed the April Owners meeting social and possible Memorial Day event. Mr. Jones will look into options.

#### Security (Mr. Vargish)

Mr. Vargish suggested that the Board approve the BNB Security contract for 2023.

Motion: The Board agreed to renew the BNB security contract. (Mr. Vargish/Ms. Nalley) Passed unanimously.

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

Mrs. Bishop discussed alternatives to allow for updates/revisions that are not covered by the Maryland Condo Act. Several attempts have been unsuccessful in getting the required number of votes from Owners. The Board discussed using policies instead of revising the Bylaws, if possible, and using a blanket statement for topics covered in the MD Condo Act.

Realty (Ms. Nalley)

For Sale/Sold Units

Unit #1406 has closed and there are two on the market – units #701 and #1001. Ms. Nalley also mentioned that Coastal Resort staff are now in the building.

Election (Ms. Nalley)

Ms. Nalley said there are currently 5 candidates for the up coming Board positions.

Construction (Mr. Lampert)

PROCOAT 5/6 Stacks

Mr. Lampert said they are making limited progress until the weather gets warmer. Work on the 5 stack will most likely be March/April. He also stated the 6 stack crack repair work is moving along.

Reserve Study

Mr. Mullinix is meeting with Reserve Advisors for the pre-inspection and the study is to be done in March and will be required every 5 years as per Maryland law.

Water Shut Off Valves

Mr. Lampert, Mr. Mullinix and Mr. Vargish are working on a proposal to address installing automatic shut off valves for hot water heaters.

Compactor Room Door Replacement

Mr. Guman will complete this work by March 1<sup>st</sup>.

4/7 Stacks Recert Letter from PROCOAT

We received the letter for the 4/7 stacks and will get the letter for the 5/6 stacks when the work is completed.

Communications (CCTV/Website) (Mr. Lampert)

HDTV Action Letter to COMCAST

As a result of Mr. Lampert's letter COMCAST has provided a representative to assist with resolving our issues. Ms. Linebaugh will put together a list of action items.

HDTV Owner Billing Correction

See above

Insurance (Mr. Callahan)

Need for Building Assessment

Mr. Callahan said he does not see the need for a special assessment at this time, however he thinks a possible increase to Association fees might be warranted next year.

### 2023 Insurance Finalized

Our new carrier is Dealey Insurance and everything has been finalized. Mr. Callahan said the 2023 premium was more than expected but at least we have coverage in this difficult market. Dealey has also promised to be more involved with filing claims.

### **New Business**

#### Time for Board Meeting on April 14, 2023 (Mr. Snyder)

The Board decided to hold the Board Meeting at 3pm on April 14<sup>th</sup>.

#### Tracking Unit Rental Stickers (Mr. Snyder)

Mr. Snyder stated we will not get involved with policing rental stickers, the Town of Ocean City needs to police their own policy. In addition, rental agencies require a license.

### **Old Business**

None

### **Board Meetings:**

**February 18, 2023 – 9:00AM Board Meeting**

**March 18, 2023 – 9:00AM Board Meeting**

**April 14, 2023 – 3:00PM Board Meeting**

**April 15, 2023 – Owners Meeting KOC Hall – 9:00AM**

**Adjournment**