

## Presidents Letter October

Hello, Owners, we have lots of fall event to enjoy in Ocean City:

Ghost Tour until 10/31 end of boardwalk at inlet.

OC RV and Van show 10/30-11/2 at the convention center

Bronco Beach Bash at the convention center 10/31

Octoberfest shore craft beer fest at Bayside Paark 11/1

Fleetwood Mac tribute band at performing arts center 11/1

5<sup>th</sup> annual Snow Hill seafood fest 11/2

Line Dance Galore northside park 11/4

Autumn Home show w Art and Craft fair OC Convention Center 11/8

We had a productive board meeting on 10/25. We had a presentation from our communications committee which included Bill Delmar, Mike Barley, Steve Halliday, and Steve Lampert. We would like to thank all of them for their efforts to find reliable and affordable internet and WIFI. The committee presented an in-depth review of available options for the building along with various options to reduce costs. The board will review contracts from MDU and direct TV as well as send out an owner survey to get your thoughts and ideas of what you need and how we can better supply WIFI and internet in the building at a lower cost while ensuring a decreased cost. More to come on this topic!

Kathy McNally spoke about the volunteer beach cleanups and food drives, and she will continue to investigate how we can help our Ocean City community.

Ken reported that we did have one unit with water damage related to an open slider. If you are not in your unit, please make sure your sliders are closed and locked, If you have storm shutters, secure them. Also turn off water heaters and water when you leave your condo. As cold weather is fast approaching, please make sure your heater is set to at least 50 degrees.

Ken also reported that during the last storm one of the Verizon antennas caused roof damage. The damage has been assessed and will be fixed at Verizon's cost by our roof installing FA Taylor to ensure our warranty is maintained.

Procoat has begun work on the vent stack and the 2 stacks with plans to proceed to the 3 stacks. Be aware if your condo is a 2 or 3, please clear your balcony of furniture. As high winds approach and cold weather consider bringing in balcony furniture so that it does not fly away!

The reserve study is underway, and we hope to have the results in January that will help guide future capital expenses for building maintenance.

Jamie reported that she was able to achieve \$56,000 for the building amenities fee.

Ms. Spencer Smith has done a great job decorating the building for the fall season. There are currently no upcoming social events at this time.

Mr. Vargish reported that security is done for the season with limited events and as a result we will continue with this company next year.

Ms. Bishop reported that we a few rules and regulations as well as bylaws that will be presented to owners at the next annual meeting.

Real estate currently has 6 properties available for sale and 2 under contract ranging in price from \$385-625,000. Coastal has made some improvements for owners who wish to rent, so please check with Lauren in the office. The city of Ocean City has started inspections on units that rent. Please be aware that this program will be done on all rental properties and that they will be looking for unit safeguards such as screens in all windows that open or locks on the window. Please refer back to the letter you received or go online to Ocean City town hall.

There will be 3 positions available for the Board of Directors for 2026 year. If elected, you will serve a 3-year term, and you can get more information in the office or by talking with any board member. This is a working board that seeks to ensure the building stays the best on the beach.

Mr Halliday reported that Xfinity recognized that reported issues over the summer were correct and as a result they will rewire the whole building at their expense!

Ms Palini reported that she has reached out to several insurance companies and is also looking at current coverage to determine affordable insurance for the building.

Just a reminder, the next board meeting will be held on 11/15/25 at 9am in the Chesapeake room or via Zoom.

As a reminder please be on the lookout for the WIFI survey

The board welcomes your input so feel free to reach out.

Barb Nalley

9400 Condo Association President

