

Hello Owners

I hope that you are able to enjoy your condo during the cold winter weather. Spring is coming and there are lots of activities available in Ocean City:

Youth art show on 3/6-3/8 along with an art exhibit at the Center for the Arts

Ocean City film festival 3/12-3/15 contact [OCMDFilmFestival.com](http://OCMDFilmFestival.com) for more information.

St. Patrick's Day adult soccer tournament on 3/13 at Northside Park

3/14 St. Patrick's Scramble Eagles Landing

Shenanigans St. Patrick's Day 5K at 4<sup>th</sup> street and the boardwalk

St. Patrick's Day adult soccer tournament Northside Park

St. Patty's Day Parade 12-2pm 61<sup>st</sup> street to 45<sup>th</sup> street rain or shine

Irish Festival 11-4pm 45<sup>th</sup> street parking lot.

The Board held our monthly meeting on 2/14/26

The minutes from last month along with the Treasurers report were approved.

One owner complained of odor in the main lobby area that occurred briefly and it was determined that it was caused by shifting winds.

Mr. Mullinix reported that there is one minor leak that occurred in the building however no damage occurred to units below it. It is important to make sure when you are not in your condo to turn off the water as well as your water heater and ice makers. If a leak occurs and damage results to other units you will be responsible for the first \$10,000.00 needed for repairs due to new Maryland Condo laws.

Procoat will resume working on stacks in March which will result in restricting part of the pool deck due to scaffolding.

The reserve study first draft was reviewed and questions have been submitted to ETC and we will wait for the 2<sup>nd</sup> draft. The study helps identify future needs and projects for the building which then leads to ensuring that we have funds to cover recommendations in our reserve account. More to come on this.

The building received a grant thanks to one of our owners for 1500 grass plugs for the dunes in front of the building and the staff will be placing them in February weather permitting.

Ms. Linebaugh reported that the recent financial audit has been approved and signed.

Ms. Spencer-Smith reported that the building looks fabulous and will start getting ready for St. Patrick's Day decorations. She also reported that Coastal Resorts will host an owner social on

4/25/26 after the annual meeting which is the same weekend as Springfest so we hope you will be able to attend.

Mr. Vargish reported that we will have the same security company this coming season and a start date will be determined.

Ms. Bishop reviewed proposed bylaw change edits that will be placed on the electronic voting platform for owner approval prior to the annual meeting.

Real Estate in the building has picked up and we currently have 6 properties available with prices ranging from \$429-579K. It was also mentioned that if you are looking to rent or sell please consider using Coastal Resorts, our partner in the building, as we receive a stipend from a sell and we receive rental income to help support the building.

Upcoming Elections for the board of directors! Please consider sharing your time and talents to help make 9400 remain the best building on the beach! Submit a brief bio to the office. Feel free to ask questions and talk with board members about joining our team. It takes a village to make a great beach place.

If you have not signed your proxy please do so ASAP so we can ensure a quorum for the annual meeting, proxy is attached..

Mr. Halliday reported on the rewiring of the building by Comcast. Please review the email that he is sending out to all owners regarding individual wiring for each unit with a video link. You must confirm with Jamie in the office if you want your unit rewired by Comcast by 2/22/26. The rewire is at Comcast expense.

**\*ALSO NOTE CORRECTION TO LAST MONTH'S LETTER\***

**Mr. Halliday gave an update relating to cable and wifi as we continue to evaluate options for the building. A presentation was given in November by the communications team regarding options for improved service and cost reduction.**

**Comcast (should have read Xfinity) has agreed to put new fiber (should have read new video cable) throughout the building under current contract for improved connectivity. He identified that the 5k (should have read the current internet speed of 500 MBPS) that was used during optimal occupancy during the season was effective in meeting owner's needs. More to come on this topic.**

Ms. Palini reported that she is waiting for one update from our insurance company otherwise we are covered.

Mr. Lampert reported that we currently have no new construction projects.

Reminders

Next board meeting will be on March 21<sup>st</sup> in the Chesapeake room at 9am and also available via Zoom link.

Annual meeting on 4/25/26 at 9am in the Chesapeake room also available via Zoom link.

Stay warm and enjoy all that OC has to offer

Barb Nalley

President 9400 Condo Association