

9400 Condominium Board Meeting

March 18, 2023 9:00AM – 10:30AM

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. Lampert and Mr. Vargish.

Mr. Snyder and Mr. Callahan joined via Zoom.

In attendance were Mr. Mullinix, Ms. Linebaugh and the Owner of unit #404.

Also joining on Zoom were the Owners of units #403, #404, #407, #803, #805, #903, #1006, #1106 and #1406.

Comments/Concerns (Owners)

None.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the February 18, 2023 Board of Directors meeting for approval.

Motion: The February 2023 Board meeting minutes were approved as presented. (Mrs. Bishop/Ms. Nalley) Passed unanimously.

Treasurer's Report (Mr. Callahan)

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

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

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix told the Board that repairs have been completed in unit #1001. He also said some new leaks have surfaced in other units and he will have them looked at along with possibly splitting water flow into multiple pipes.

South Deck Drains

Concrete has been poured on the deck patches where concrete was removed, he expects all the drain work to be completed by next week

Fresh Water Pumps Cycling Repairs

National HVAC told Mr. Mullinix they will have the work completed before the season starts.

Dumpster Welding Repairs

The dumpster plate was removed and replaced so it will not allow debris to enter the hydraulics.

Sprinkler Heads – Fire Marshal Inspection

Mr. Mullinix reported the inspection is complete and spare heads were used to replace missing ones in the hallways.

Compactor Room Doors Replacement

The doors have been installed.

General Cleanup of Building to Start Season

Mr. Mullinix told the Board this work is currently in progress.

Office Manager's Report (Ms. Linebaugh)

Policies on Website

Ms. Linebaugh suggested that some policies could be deleted and she would like to do this prior to posting them to the website. Mrs. Bishop will put a list together for the Board to review.

Updating Parking List/Roster

Updates are being done.

Search for Summer Hires

Ms. Linebaugh said she had a possible candidate for the seasonal custodian job. She will speak to the candidate and also post the position. At this time, Ms. Linebaugh does not feel she will need summer office help.

Committee Reports

Building Esthetics (Mr. Jones)

Elevator Wall Wrap

Mr. Jones is waiting for quotes on replacing the elevator panels from Delaware Elevator.

West Face Lighting Proposal

An owner proposed adding lights to the building. The Board said this was brought up previously but would like more details on the new proposal, Mr. Jones will speak to the owner.

Order Trees/Plants/Etc. for Spring

Ms. Linebaugh reported that she has already placed an order.

Communications (website) - (Mr. Jones)

Social (Mr. Jones)

Owner's Meeting Party

Coastal Resort will be sending invites to owners requesting a reply for the April 15th Owner Appreciation event.

Security (Mr. Vargish)

Mr. Vargish had nothing new to report.

Bylaws/R&R (Mrs. Bishop)

Maryland Condo Law Changes – How To Implement in Future

Mrs. Bishop will prepare a list of unsuccessful revisions to the Bylaws and Rules and Regulations for the Board to review.

Clarification of Issues Related to Unit Maintenance and Repair/Failure to Perform Needed Repairs/Balcony Repairs and Maintenance Consolidation in one Policy?

Mr. Snyder proposed combining related procedures.

Motion: The Board agreed to combine the Clarification of Issues Related to Unit Maintenance and Repair and Failure to Perform Needed Repairs/Balcony Repairs and Maintenance into one policy. (Mr. Snyder/Mr. Vargish) Passed unanimously.

Realty (Ms. Nalley)

For Sale/Sold Units

There is only one unit on the market - #1001.

Coastal Resort to Owners Meeting?

The Owner of Coastal Resort will attend the Owner's Meeting.

Election (Ms. Nalley)

Readiness for April Election

Ms. Nalley said there were a few glitches in the emails that were sent out. If any Owner did not receive an email related to the upcoming election they should notify Ms. Linebaugh.

Data to Owners for the Owner's Meeting

Ms. Nalley also told the Board that voting will open April 1st.

Construction (Mr. Lampert)

Reserve Study

The study is being revised with our comments, Mr. Mullnix has been in contact with them. A discussion ensued about hiring professionals to assess an appropriate timeframe for railing replacements.

Water Shut Off Valves

The letter of request to Owners was mailed in February. Mr. Lampert also created a draft R&R to outline water sensor/shut off valve installation requirements when replacing a water heater.

Motion: The Board agreed to send the proposed shut off valve R&R to owners for comment. (Mr. Lampert/Mr. Vargish) Passed unanimously.

A/C Shutoff Sensor if Slider is Open

Mr. Callahan said he will be installing a sensor in his unit as a test. Mr. Mullnix is getting quotes for the work from T&T/Lanco.

Communications (CCTV/Website) (Mr. Lampert)

HDTV Installation

Mr. Lampert stated there were a few ongoing issues and suggested that owners contact COMCAST directly since they have had better luck in getting resolution.

HDTV Owner Billing Correction

See above

Insurance (Mr. Callahan)

Mr. Callahan reported that Deely Insurance will have information available at the Owner's meeting.

New Business

Although the new Board Members will be elected at the April Owners meeting, they will not take office until after the May 2023 Board meeting. New terms will begin June 1st.

Old Business

None

Board Meetings:

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

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

May 20, 2023 – Board Meeting- 9:00AM

June 17, 2023 – Board Meeting – 9:00AM

Adjournment