

21 April 2023

Dear Owner:

Time to get your unit ready for the season.

Ensure Jamie has ALL your valid car license numbers to assist in summer parking.

The Staff has "spruced up" the building/grounds to be ready for the summer season for you and your friends.

Results of the April 2023 Board Meeting:

1. The long needed part to repair the Fresh Water Pumps' controls has arrived and the vendor is setting a date to install. Part is still under warranty.
2. Replacement of south deck pool drains is almost complete pending deck painting which is due about 1 May 2023.
3. Staff has completed painting of the undersides of the north and south second floor walkways.
4. Recert of 6 Stack will complete next week. 5 Stack will have to be rescheduled to the fall due to weather conditions impacting completion.
5. Repairs have been completed on 6 Stack balcony deck crack repairs.
6. Updated Owner rosters are available from Jamie.
7. Summer hiring has been completed- three pool attendants and a full time day custodian.
8. In the past the new Board Officer's installation has been after Springfest (corresponding to our yearly Owners meeting) but the city seems to constantly change the Springfest date. The Board decided that the policy will be that the new Board will be installed approximately 1 June to ensure the Board member(s) who are being replaced will get a full 3 year term per the Bylaws.
9. Amenity fees will start 1 May at \$50.00/visit. Please ensure your renters are notified if you rent by yourself.
10. Trees/plants have been ordered for walkways, pool deck and entrances.
11. The updated policy for Unit Maintenance and Repair was approved. Efforts are underway to place all policies on the website.
12. Over the past two years the Board has been unable to get Owners to approve changes to the Bylaws and the R&Rs precipitated by changes to the Maryland Condominium Act. Therefore the Act will take precedence where there are differences. The Board will try again next year using electronic voting procedures.
13. There are ZERO units in 9400 up for sale!!
14. The policy on Water Heater Shutoff Sensors was approved for NEW installations. Remember the normal lifetime for the heater is 10 years so check your unit nameplate for the date. Ken can provide details on the sensor installation.

15. DEELEY, our insurance agent, had an independent building inspector conduct an inspection of our entire building. Results were 100% positive. They reviewed scope of operation, safety policies and loss prevention procedures. Congratulations to our Staff- you did it.

16. Worcester County issued our Staff a Pool Award Certificate of Excellence for last season.

17. Next Board meeting will be 27 May 2023 vice 20 May 2023. The Owners Memorial Day party will be that evening. Details to follow.

Owners Meeting results:

1. Had a significantly larger attendance "post-COVID". Thanks for your participation.

2. General information packages were sent to Owners in March.

3. As out-going President and Board member (24 years-hard to believe- a record number of years) I thanked the Owners for their assistance over the years and hoped I had contributed positively to 9400. I received a beautiful clock as a remembrance from 9400. In addition, a bench was added to the west entrance with my name on it, Thank you all.

4. Jamie, Ken and Wayne were recognized for their great support to keep 9400 humming and be the best condo on the beach.

5. Each Committee Head discussed accomplishments over the year.

6. Security will start 15 May 2023 and continue through September 21.

7. Elected to the Board were Jim Callahan, Sterling Jones and Steve Halliday. After the May Board meeting the new Board will be constituted along with Committee assignments. Congratulations.

8. Coastal Resort, our in-house Realtor, hosted the Owners party and as usual it was a tremendous hit. The bonfire had to be cancelled due to the weather.

9. If you are considering renting or selling your unit consider Coastal Resort. They have outstanding rates, services and a great reputation. The Association gets money returned to our account for each sale and a yearly fee for use of the on-site rental Office.

Bob Snyder
President 9400 Condo