

Presidents Letter July

Hello Owners, I hope that you are making the most of your summer by enjoying the beach at your condo. The 9400 has been very busy this summer with lots of activity. Many of you were able to enjoy the food and music for the 4th of July party. Many thanks to Patricia Spencer-Smith, Sterling Jones and our wonderful staff Ken, Jamie, Wayne and Thomas. There are many activities for you to enjoy in Ocean city besides just the beach and pool at the 9400. As you may have seen around town Ocean City celebrates 150 years of Smiles this summer.

Sunset Park Party Nights on Thursday Evenings from 7-9pm at Sunset Park, Division St and the Bay.

Movies on the beach in front of the Carousel

Sundaes in the Park with fireworks North street Park

Beach front Yoga daily at the Ashore Resort and Beach club 10100 Coastal Hwy daily at 8am

History of our Surfmens at OCLSSM on Mondays 10-10:30am until 8/25.

OC Beach Dance Parties with Fireworks (8/4,8/11,8/18,8/25) 7:70-9:30pm 2 N. Atlantic Ave.

Knot tying OC Life-Saving Station Museum weekly on Wednesdays 10-10:30am until 8/27/25.

These are just a few of the activities you can enjoy in Ocean City.

The Board met on July 19th

The Secretary and treasurer reports were approved.

Ken mentioned that we have no new leaks in the building! Please make sure to turn off your water when you are heading out of Ocean City. Procoat will begin work on the 2 and 3 stacks in the fall along with the Vent stack. Owners in these stacks will need to clear balconies when work begins and a notice will be sent out. A new reserve study will be done in the fall to assess future building projects. We will have some plumbing issues addressed in the storage area fondly called the dungeon in the fall. The final coating for the roof has been done and it looks fabulous, we hope to post drone video on the website.

Jamie reported that the pool staff has done an excellent job checking pool bands and preventing random individuals from other buildings and the beach from gaining to access the pool and bathrooms. Parking has been generating extra income for the building so please let Jamie know if your space will be available to rent. I am also encouraging owners to make a \$25.00 donation for additional parking spaces. We currently charge \$50.00 to renters.

Committee reports

Ms. Spencer-Smith reported that due to the success of the July 4th party and great comments regarding the band they will again perform at the Labor Day party which will be held on

Saturday August 30th. More information to come on that. She also thanked Sterling Jones for his continued decorating of the building for the various events.

Mr. Vargish reported that security has been doing a great job in maintaining safety in the building. We signed a two-year contract with the company and look forward to continued great coverage next year.

Ms. Bishop and Mr. Vargish continue to work on Bylaw and Rules and Regulations updates. We hope to send out the updates and have owner approval electronically this fall. They will present recommendations at the September meeting.

Ms. Nalley reported that we currently have 5 units on the market and one under contract. Prices ranging from \$445-\$675,000. As you may have noticed Coastal Resorts has had some staffing changes and they reached out to the board to ensure us that they have coverage to ensure that those of you who rent are taken care of. Coastal has been a great partner for the building and provide revenue to help offset condo fees. Please consider using them if you are looking to rent your condo. If you are selling your property please be advised that you must turn in your Comcast boxes and new owners will be required to obtain new boxes in their name.

A survey will be sent out in August please take the time to fill it out so that we understand what owners would like to see going forward for the 9400.

Mr. Halliday reported on Cable and WIFI, we have not had any issues with connectivity with the exception of a unit that did not correctly attach cables. The communication committee will be presenting on recommendations for future connectivity for both WIFI and Cable in September. We have also considered that removing HBO could potentially save the building \$12,000 annually. There will be questions on the August survey regarding this.

Ms. Pallini met with Deely insurance. Our current policy is due for renewal in January and we have been informed that we will have between a 5-10% increase in coverage. She is currently reviewing all the aspects of the policy to see if there is anything that can be adjusted or removed.

The Board met for our annual budget meeting and reviewed projects, cost and balances of all accounts. No special assessments are expected in the 2026 budget. Due to cost of living increases we estimate a 13% increase of condo fees will be necessary.

Please take the time to fill out the August Survey it will be sent via email. We will have a report on the survey results at the September meeting.

Just a reminder no Board meeting in August.

Next meeting will be held on September 20th at 9am in the Chesapeake room and available via Zoom

October Board meeting will be held on the 25th at 9am in the Chesapeake room and available via Zoom

Please feel free to share any concerns or comment with any board member.

The board hopes that each of you enjoy the final weeks of summer at the beach

Barb Nalley

President 9400 Condo Association