

Hello Owners, we held our annual owners meeting on Saturday the 25th and the board was happy to see many of you there! At the meeting we discussed several concerns for the building including the inability to have enough owners vote for bylaw revisions which takes a 60% vote for owners. The board goal is to update the bylaws to mirror current Maryland condo law. We did however have an adequate percentage to pass updates for the condo rules and regs which can be found online at the 9400 website.

Ms. Bishop reviewed the proposed rules and regs changes as well as updates to the bylaws all of which was on the voting platform and on the 9400 website.

Mr. Halliday provided the website information so that owners can log in and review all aspects of the board work and everything that is happening in the building. <https://www.9400condo.org> the password is 94thOC.

We had a review regarding the recent update of wiring and that the speed for wifi was increased to 500Mbps all year. It was also discussed that the current contract with Xfinity will expire in 2027 and the work of the communications committee will again be reviewed and a recommendation will be made to owners regarding keeping Xfinity or going to streaming building wide. More to come on this in the coming months. The cost of Xfinity in the building is a major expense with a budget over \$121,000 this year alone and a projected 5% increase yearly. The board wishes to thank Mike Barley, Bill Delmar, Steve Lampert, Steve Halliday and Jamie Linebaugh for the many hours dedicated to seek solutions for the future connectivity in the building.

Ms. Palini gave a great overview of the capital reserve study and why it is so important to the building as we look at future projects for the building. It was also discussed by owners in attendance to do their own replacements of windows or balconies in the future. Having adequate funds in the reserve account allows us to better prepare for big building expenses in the future.

Ms. Palini also reviewed current expenditures in the building and confirmed that we are on track with current budget projections and needs.

Mr. Lampert discussed the building projects that are either in progress, done or on hold to be completed at the end of the season. Procoat will finish coating of the building in the fall. He also noted that our pool cover was damaged during one of the winter storms and will need replacement in the fall. The pool is getting a few additional updates but is otherwise ready to go and if you're brave you will soon be able to jump in!

We thank Coastal Resorts for hosting the owners party which was catered by Coastal Salt. The owners and Coastal staff enjoyed the food and beverages and all had a great time! Coastal remains a great partner in the building for owners. Real Estate prices remain competitive and there are multiple properties on the market throughout Ocean City.

This year there were 3 positions for the 9400 building and 3 candidates elected please congratulate the following owners:

Steve Halladay unit 805

Kathy McNalley unit 1003

Reema Sbitany unit 1602

We look forward to working with all of you to ensure that the 9400 remains the best on the beach.

The building usage fee was increased this year to \$65.00 per stay which is consistent with other condos throughout OC.

Parking will go into effect as of May 1st, please make sure that you park in your assigned parking space! Please also make sure that the office has any updated license plates you have as you may otherwise be towed!

Only owners may have pets in the building and it is up to owners to ensure that your baby has a tag and that you control your pet when in common areas.

Security will start Friday May 1st and coverage will be increased as the season progresses.

Ocean City is getting ready for a busy season the following are just some of the upcoming events

Cruisin' Ocean City 5/1-5/3

Parks and rec will hold both a daddy – daughter and a mommy – son dance on 5/7 6-8p at Northside park

ESE Northeast regional championships 35th-36th street beaches 5/8-5/10.

Spring Family Movie Night Bayside park 8pm on 5/15 “A Minecraft Movie” they will also have the “Goat” on 5/22 same time and place.

Pickleball tournament Northside park 5/17

Beach Volleyball 5/23 Talbot and N. Division St. beaches

Sand Duels beach soccer Division St beaches

Beach patrol starts on 5/23

Memorial day owners meeting and party 5/23/26

Ravens Roost Parade 15th-29th St 10am-12pm 5/30.

Jeep week 5/28-5/31.

As you can see lots of upcoming activities for you and your friends and family to enjoy.

Come and join us as we kick off the season

All the Best

Barb Nalley and the

9400 Board of Directors