Hello Owners:

Fall is here and kids are back in school but the weather in Ocean City is fabulous. Fall is one of the best times of the year to enjoy your ocean front condo.

OC has lots of activities still going on:

Raw Bar Music Bingo 9/23 at Tailchasers Restaurant and Bar

Fiber fest 9/26 at Purnell Museum (crafts)

Swim to Win! 9/23 Ocean Down Casino

OC ghost tour 9/29 end of inlet

Oceans Calling 9/25-9/28

Country Calling 10/2-/10/3

Sunfest 10/22-10/25

So many other events to check out go to ococean.com.

The board met on 9/19 we had several owners via zoom and in person.

Ms Palini reported that we are currently meeting the projected budget.

Ken gave a report on the following:

New leaks in building, please make sure to turn off your water if you are not in your unit. Also if you have shutters please close them as wet weather approaches. We have also noted some leaks from outdoor closets, please be sure to check for standing water.

ETC did a recent inspection of the Promenade, we continue to be safe and intact.

The pool will be closing 10/7/26 however if weather is warm it may stay open longer. A new cover will be purchased as the current one has deteriorated.

Procoat is scheduled to restart mid-October on completion of the 2&3 stacks as well as start on the 1 stack and west portion of the building.

We have had several complaints regarding rodents noted in the building. A new exterminator has been hired and currently working to eliminate the issue. It was advised that every unit in the building be entered to ensure all sources of potential infestation are eliminated. The cause is a result of the demolition of Roses Department Store which had been vacant for a few years and infested with rodents. Many buildings and homes around 9400 are dealing with this issue. It is anticipated that we will continue to need to be vigilant in treating this for the next year. Please let the office know if you have any questions or are seeing any activity. The exterminator

is urging that any paper or food items be contained in plastic containers in order to prevent a food source or nesting material.

Odor from the compactor and trash chutes is also being addressed at this time. We have contacted a company to clean and do any needed repairs to improve odor control.

Jamie reported that we have raised a significant amount of revenue with parking and are projected to be on target in meeting our goals. This helps to reduce your condo fees!

She also reported that Debbie will start 3 days a week in doing janitorial work inside the building and we are also looking at a cleaning company as well as a fulltime maintenance/janitorial hire.

Committee chairs gave reports:

Ms Seagel reported that new chairs will be replaced outside the office.

She and Ms McNally reported that the Labor Day party was small but enjoyed by those in attendance. Going forward they will offer a summer bash in July for owners in lieu of small parties. This will be at no cost to owners. Starting in January we will encourage a happy hour once a month in the Chesapeake room to allow owners to gather and socialize. Bring your own beverage and a dish to share. More information to come on this.

A new contract was signed with Coastal Resorts and we are happy to partner with them. We currently have 4 active listings with 2 additional projected for sale. Average prices have dropped slightly as there is a lot of inventory in OC.

There will be 2 positions available on the board of directors in 2027 we encourage you to consider getting involved and sharing your expertise to continue making the 9400 the best building on the beach.

So …… the hot topic for you all to be aware of is the Wi-Fi/cable changes that are coming. Mr. Halliday gave an in-depth report on the upcoming changes and what owners will need to do. See below for owner responsibilities related to this change.

Owner responsibilities during November in support of Transition to Xfinity Internet

1. The owner verifies bulk account setup for their unit through app or www.Xfinity.com by signing in using their user ID/password. Owners can also call the dedicated ***bulk service line at 855-638-2855*** if they do not want to setup an Xfinity account for online access.
2. There will be a workshop on ***October 14, 2026, at 12 noon*** in person in the Chesapeake room and also through ZOOM to review setup.
3. There will be an additional workshop on ***October 21, 2026, at 7:00 PM*** in person in the Chesapeake room and also through ZOOM to review setup

4. **IMPORTANT INFORMATION: Xfinity requires cable box(s) to be returned no later than December 18, 2026. After this date the owner will be charged retail rates until all equipment is returned.**
5. Reference material will be added to the 9400 website at the following link https://www.9400condo.org/wifi-cable-project.

Reminders next meeting on October 17th 9am via Zoom or in Chesapeake room.

Have a wonderful kick off to fall

Barbara Nalley

9400 Condo Association