

9400 Condominium Board Meeting
February 17, 2024 9:00AM – 10:14AM
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. Vargish, Mr. Lampert and Mrs. Bishop.

Mr. Callahan joined on Zoom.

Also in attendance were Mr. Mullinix and Ms. Linebaugh and the Owners of unit #2204.

Joining on Zoom were the Owners of units #301, #803, #903, #1003, #1403, #1406, #1504, #1607 and #1904.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the January 20, 2024 Board of Directors meeting for approval.

Motion: The January 2024 Board meeting minutes were approved as presented. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Mrs. Bishop also presented the January 20, 2024 Executive Session minutes for Board of Directors approval.

Motion: The Board approved the January 2024 Executive Session minutes. (Mrs. Bishop/ Mr. Vargish) Passed Unanimously.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the January 2024 Treasurer's Report for the Board's approval.

Motion: The January Treasurer's Report was approved by the Board as presented. (Mr. Callahan /Mr. Vargish) Passed unanimously.

Comments/Concerns (Owners)

None

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said the leak report was updated with the addition of unit# 2204. All leaks are being monitored or repaired as needed.

PROCOAT

Mr. Mullinix gave an estimated time frame for the 5 stack of mid March. He also stated the pool deck coating would be in the same time frame. Both are weather permitting.

Hollow Wall Repair #2105

The repairs have been completed and Mr. Mullinix was told similar repairs in the future would be less costly since this was the first repair of this type.

Parking Lot Sealcoat

Mr. Mullinix reported that Justice Sealcoating would do the work beginning in May and would take approximately 4 days to complete. He added that parking would be adjusted to accommodate the work areas.

Motion: The Board approved the start of the sealcoating project for May 6th. (Mr. Vargish/Mr. Lampert) Passed unanimously.

Sprinkler Repairs

Mr. Mullinix said the recent fire marshal inspection was more stringent and required additional repairs but the outcome is to our benefit.

Roof

Mr. Mullinix said progress with Sika has been slow and they suggested an infrared scan to reveal any moisture. He will get additional quotes and information to present at the March meeting to assist with the roof discussion. The Insurance stance on overlay systems has not been determined.

Winter Projects

Mr. Mullinix stated maintenance is working on many projects and making progress preparing for the upcoming season.

Office Manager's Report (Ms. Linebaugh)

Summer Staffing

Ms. Linebaugh said it was early to post for these positions. Mr. Mullinix added that maintenance staff could cover the pool deck 2X a week to assist with coverage. The positions would also be mentioned in the President's letter to see if there is any response from Owners.

Committee Reports

Social (Mr. Jones)

Coastal Resorts has agreed to host an Owner's Social on April 13th.

Security (Mr. Vargish)

Mr. Vargish had nothing to report at this time.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop said policies have been addressed and nothing new to report.

Realty (Ms. Nalley)

Sold/For Sale

Unit #1901 is off the market and #701 is the only unit for sale.

Electronic Voting (Ms. Nalley)

Ms. Nalley reported that 30% of proxies have been returned and Owners will be encouraged to send their proxies back.

Candidates

Ms. Nalley said no new candidates would be on the ballot.

Annual Meeting

The Owner's Meeting will be held in the Chesapeake Room and on Zoom with a social following the meeting.

Construction (Mr. Lampert)

Tiki Bar (Mr. Lampert and Mr. Vargish)

Mr. Lampert said the next step (phase 1) would be to get an engineering study and structural analysis (load test) performed to determine the deck limits at a cost of \$3750. If satisfactory, phase 2 would be done to develop a conceptual design.

Motion: The Board agreed to approve the structural analysis testing (phase 1). (Mr. Lampert/ Mr. Callahan) Passed unanimously.

CCTV/WIFI/Website(Mr. Halliday)

Communications

The communications committee has posted a mission statement to the website.

Fiber Optic

The purpose of this committee was to increase internet speed throughout the building. The Board also decided to retain the base plan and discussed that Owners have the option to upgrade and install a router if they choose, saving the building from paying for those who do not require higher speeds than what is offered with the base plan.

Motion: The Board voted by email to approve the installation of fiber optic cable project with Comcast.

Insurance (Mr. Callahan)

Mr. Callahan said he is meeting with Deeley Insurance and will have updates for the March meeting.

New Business

Mr. Lampert and Mr. Vargish presented a suggestion to have an annual flea market in the Chesapeake Room. Ms. Nalley will ask for Owner interest/feedback.

An Owner made a suggestion to add pickle ball lines on the deck. Board discussions and Owner comments included noise, fencing needs, wind challenges and liability concerns. Ms. Nalley added that any future deck plans were on hold until the Tiki Bar project status was determined.

Old Business

Mrs. Bishop shared information about bicycle donations. Ms. Nalley will include this in the President's letter.

Board Meetings:

March 16, 2024 – 9:00AM

April 12, 2024 - Board Meeting – 3:00PM

April 13, 2024 – Annual Owners Meeting – 9:00AM

Executive Session

Adjourn