

## Presidents Letter

Hello Owners the season has arrived. As you may have noted there are lots of activity in the building and the pool area is open. Be sure to wear your owner bands for the pool attendants as they are on the ball and checking to make sure that amenities are being used by 9400 owners and rental guest. As you may have noted, the building is looking great and our new staff member Thomas is ensuring that everything is clean from windows, floors, elevators and so on. Please be sure to thank him for the great job he is doing. Security is also on site so if you have any concerns after hours please let them know.

Ken gave us an update on current maintenance issues. We continue to have a couple of units with leak reports however they are being addressed. You may note in the coming weeks that the elevators will be getting an update. Please be sure to do your part in reducing damage by not putting more than one cart in at a time. Elevators will be getting new panels and kick plates for protection from the carts and all the other items that are brought up to units.

Procoat will start again on the 5 stack in the fall and we will also be recoating the north deck as well. We are looking at instillation of a Kadtronix monitor which will give an alert when sliders are open and AC is running. Unit 1008 will be doing a trial on this and we will share the results with owners. It is also important to note that AC units can malfunction if sliders are open and the unit is unable to cool. We have had some leaks in the past due to this so please be mindful to keep your doors closed or your air off to prevent damage.

Please make sure that the office has your license plate tag number. The lot is being monitored and it is imperative that you park in your assigned space to avoid being towed. Please let the office know if you are willing to share your parking space during the season, this helps generate revenue for the building to keep owner cost down.

The policy committee is working hard on reviewing all the policies for 9400 and updating them. Once updated they will be added to the website.

A survey will be coming out to get your input on the annual meeting and elections. Please take the time to fill it out so that the board can make any necessary changes for the coming year. There will be two positions up for election at the next annual meeting for the board of directors. Let us know if your interested in either joining the board or helping with a committee. The board recognizes we have owners that have many talents they can share with the 9400.

The reserve study has been completed and will be uploaded to the website.

Mr. Halliday is now in charge of communications so if you have any concerns please be sure to reach out to him.

The July 4th owners party will be held on the 4th. Please let Jamie know if you plan to attend as we are trying to get headcount for food. We will also ask that you bring a dish to share for this celebration. We will offer a 50/50 and hope to also have some music to enjoy.

The next board meeting will be on July 15th at 9am. All owners are welcome to attend either in person or via zoom.

As always, we welcome your input and assistance in maintaining the 9400 as the best building on the beach.

Barbara Nalley

President 9400 Board of Directors