

9400 Condominium Board Meeting

June 15, 2024

9:00AM – 10:05AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Mr. Callahan, Mr. Halliday and Mrs. Bishop.

Board members attending on Zoom were Mr. Vargish, Mr. Lampert and Ms. Nalley.

Also in attendance were Mr. Mullinix and Ms. Linebaugh.

Owners on Zoom were: #301, #1106, #1107, #1607, #1807 and #2202.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the May 18, 2024 Board of Directors meeting for approval.

Motion: The May 2024 Board meeting minutes were approved. (Mrs. Bishop/ Mr. Lampert) by all with the exception of Mr. Vargish, he abstained as he was not present for the May meeting.

Concerns/Comments- Owners

None

Treasurer's Report (Mr. Callahan)

The May 2024 Treasurer's Report was brought up for the Board's approval by Mr. Callahan.

Motion: The May 2024 Treasure's Report was approved (Mr. Callahan/Mrs. Bishop) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix reported no additions to the report. Repair updates include unit #1404, the sliders were replaced and #2004 hollow wall repairs will be done.

PROCOAT

Mr. Mullinix told the Board PROCOAT is done with the deck repairs and it looks good.

Roof

Mr. Mullinix has been busy with roofing quotes and expressed his preference with the FA Taylor quote for both price and quality of work. He will work with them to finalize details and upgrades as needed and mentioned that all the quotes were similar in price at about \$726,470.

Mr. Callahan will provide this information to our insurance agent for their approval before the final decision is made.

Pool

Mr. Mullinix said he is pleased with the new pool company and we have passed the first inspection. The pool is ready for the season!

Structural Analysis

ETC Promenade did intrusive sampling and they determined that we have hollow core planks. Mr. Mullinix has been in discussions with GMB Engineering about the proposed work and pricing and he has determined that any engineering firm's pricing would be in the same ballpark. He also mentioned that contractors would not do the work without the oversight of engineering to develop the scope of work and monitor the work as it being done. The last repair to the core planks was in 1997 and it is time to make repairs. Mr. Mullinix said the project could take 8 months to complete and could be done in phases over 3 years.

Office Manager's Report (Ms. Linebaugh)

Parking

Ms. Linebaugh reported that we are ahead of last year in Building Usage fee collections. This may be due to the increase in partial week rentals.

Committee Reports

Building Esthetics (Mr. Jones)

No Report this Month.

Social (Mr. Jones)

The 4th of July social is scheduled for Thursday, July 4th with hamburgers and hot dogs on the grill. Information will be included in the President's letter to let Owners know about running out of food.

Security (Mr. Vargish)

Mr. Vargish mentioned there have been some complaints about smoking in individual units and stated this seems to be more prevalent during senior week. The Board also discussed addressing nuisance issues on occasions when the Owner or rental agent are not available. In this case the individual(s) will be given a warning, if the behavior continues the police will be notified and the Owner may receive a fine.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop had good news; the proposed Training Requirement bill did not pass but she did say that several bills did pass. She is waiting for clarification from the Attorney General's office.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley said unit #2107 sold for \$595,000 and unit #701 is the only unit currently for sale in the building. She also said the rental season has been slow and people now have other travel options to consider at comparable prices to a beach vacation.

Election (Ms. Nalley)

The second version of the survey will be sent to Owners.

Candidates – Two Positions for 2025

Ms. Nalley and Mr. Vargish's current terms will be up next year.

Construction (Mr. Lampert)

No additional items to report.

Communications CCTV/WIFI/Website (Mr. Halliday)

Fiber Project

Mr. Halliday was happy to report that the fiber transition project on June 5th was a success. He mentioned that some routers may need to be unplugged and reset since the upgrade. He also mentioned there is a new channel listing which will be added to the President's letter.

He reported that based on current usage, there is no need to increase internet speeds at this time.

Insurance (Mr. Callahan)

Mr. Callahan is waiting for final numbers from insurance and planned projects to finish next years' budget. Once he has this information, he will be able to provide numbers for 5 -10 year planning.

New Business

None

Old Business

None

Board Meetings:

July 6, 2024 – Board Meeting – 9:00AM

August – No Meeting

Motion to Adjourn: Mrs. Bishop/ Mr. Vargish