

9400 Condominium Board Meeting

June 17, 2023

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. Jones, Mr. Vargish, Mr. Lampert, Mr. Halliday and Mrs. Bishop. Mr. Callahan joined on Zoom.

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

Joining on Zoom were the Owners of units #301 and #803.

Comments/Concerns (Owners)

Mr. Snyder made a suggestion to send the meeting agenda to Owners along with the zoom link so they have it prior to the meeting.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the May 27, 2023 Board of Directors meeting for approval.

Motion: The May 2023 Board meeting minutes were approved as presented. (Mrs. Bishop/ Ms. Nalley) Passed unanimously.

Mrs. Bishop also asked for Board approval of the May 27th Executive Session Meeting minutes.

Motion: The Board approved the May 2023 Executive Session Meeting minutes as presented. (Mrs. Bishop/ Mr. Jones) Passed unanimously.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the May 2023 Treasurer's Report for the Board's approval.

Motion: The May 2023 Treasurer's Report was approved as presented. (Mr. Callahan / Mr. Vargish) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix reported a new leak and reviewed the current status of all leaks and stated that he is monitoring all of them.

VFD PUMP Drive Repairs/Main Line Relief Valve Installation

There were problems during installation and a new part needed to be ordered, it is due at the end of June. National HVAC has promised installation prior to July 4th.

North Deck Proposal

Mr. Mullinix has requested and is waiting for quotes on application of deck coating from PROCOAT and he also contacted other vendors for quotes.

Lightening Rod Repairs

The repair will be done after the 5 stack re-coating project is completed.

6 Stack Recert Letter

Mr. Mullinix spoke to Mr. Fisher from PROCOAT and he promised a re-cert letter for the 6 stack. He also confirmed an October 15 date to begin work on the 5 stack.

GMB Report/Scope

Mr. Mullinix has not received the report including the scope of work yet.

Roof Repairs/Drain Installation

There were scheduling issues as the plumber was not available as planned. Mr. Mullinix said we were billed for work that was not done. The work is now scheduled to be completed this month and they will be paid when the work is done.

Kadtronix 1008 Installation

TNT Lanco is having problems getting in contact with the company to install the AC shut off sensor and they are looking for another resource.

Office Manager's Report (Ms. Linebaugh)

Policies on Website

Ms. Linebaugh explained that a committee of herself, Mrs. Bishop, Mr. Vargish and Mr. Halliday met to discuss a plan to evaluate policies and provide proposals to the Board.

Morning Parking Report

Ms. Linebaugh said this is hard to manage and there are still problems but she is working through it.

Committee Reports

Building Esthetics (Mr. Jones)

Elevator Wall Wrap/Kickplate

Mr. Jones said Berlin Elevator was out to measure for the 12 inch kickplates, he also said the wall panels will be a new color – Asian Sand. They believe all three elevators can be done in one day, working on one at a time.

Communications (Website) – Mr. Halliday

Mr. Halliday and Ms. Linebaugh are looking into some glitches on the website to determine their cause.

Social (Mr. Jones)

July 4th Day Party

Mr. Jones said burgers and hotdogs will be provided and Owners will be asked to bring a dish.

Security (Mr. Vargish)

Mr. Vargish said security is going well and there have been no complaints so far.

Bylaws/R&R (Mrs. Bishop/Mr. Vargish)

Policies Committee

Mrs. Bishop confirmed the plan to review policies and added that our Bylaws already cover some of these topics.

Listing of Condo Act Changes Not Enacted into Bylaws

Mrs. Bishop told the Board that the office of the MD Secretary of State confirmed the current version of the Condo Act is October 2021. She will review the Maryland General Assembly laws that are currently in effect. Ms. Linebaugh added that the 2021 MD Condo Act is on our website.

Realty (Ms. Nalley)

For Sale/Sold Units

There are still no units for sale in the 9400 building and Ms. Nalley added the market has slowed a bit.

Election (Ms. Nalley/Mr. Jones)

Update on Election Instruction

Ms. Nalley said she will go over election details with Ms. Linebaugh and Mr. Jones. She discussed sending a questionnaire to Owners for feedback on location and date, etc.

Construction (Mr. Lampert)

Reserve Study Promulgation

Mr. Lampert said the study is done and will be used as a guideline going forward and to assist in budgeting.

A/C Shutoff Sensor for Open Slider

TNT Lanco is looking for the part from another vendor.

5 Stack Agreement with SIKA to Transfer Work to FY24

Mr. Mullinix received the 5 stack agreement letter from Sika extending the warranty through Fall.

Communications (CCTV/Website) – Mr. Halliday

Mr. Halliday will look into website issues with Ms. Linebaugh. He will also review the current Xfinity contract.

Insurance (Mr. Callahan)

Mr. Callahan has contacted Deeley Insurance about insurance forecasts to assist with budgeting. Mr. Snyder questioned the increase in insurance and Mr. Callahan explained that insurance costs have gone up more than expected.

New Business

Mr. Halliday talked about increasing the discount for paying the full annual assessment in one payment. The Board determined the current discount of 2% was good.

Mr. Callahan asked about posting notices for renters to maintain AC temps, it was suggested to include this in the sign in sheet restrictions.

Old Business

The Board reviewed pricing to add a keypad to the inside door to the storage area. To add one keypad would be \$1180, if both storage doors were converted to keypads an additional control would be needed at the cost of \$2700.

Motion: The Board decided to table the keypad discussion until after the budget meeting. (Mr. Callahan/ Mr. Vargish) Passed unanimously.

Board Meetings:

July 15, 2023 - Board Meeting/Budget Meeting - 9:00AM

August 2023 – No Meeting

September 16, 2023 – Board Meeting – 9:00AM

Adjournment