

Presidents Letter

Hello owners, spring is right in front of us! The beach is calling and soon we will be able to enjoy the sun and the surf. It has been a busy winter season at the building and thanks to our amazing team the building looks amazing. The new roof is on, the structural repairs are expected to be completed in the next week and the pool has had renovations and has water in it. Procoat will be back to finish work on the 5 stack and start work on the 2 and 3 stacks.

The pool is set to open officially May 15th and Jamie has staff for the pool. Please make sure that when you are coming up to the pool deck either from the sand or your unit that you have your tag. We will have staff checking at the gate to ensure that only owners and renters have access to the pool and the bathrooms.

Mr. Nolan reported that the building finances are solid and that he is working on the 2026 fiscal budget to keep the building in good shape. We will also have ETC perform a new reserve study in the fall to ensure we identify future building projects.

Ms. Spencer-Smith thanked Sterling Jones for all of his assistance in keeping the building beautiful with holiday decorations for all the holidays. She announced that Coastal Resorts Real estate will be hosting the annual owner's day party starting at 2 pm in the Chesapeake room. She is also planning the Memorial Day party which will be catered by Rosenfield's Deli, the cost will be \$10.00 a person, more to come on this as the date gets closer.

Mr. Vargish is currently reviewing the contract for the security company, and we hope to have the same great service that we had last year.

Elections for the Board of directors is fast approaching. If you are interested in serving on the 9400 board of directors, please submit a short bio to the office. We will have four positions this year with 2 positions being one-year terms and 2 being three-year terms. Please share your talents to help make the 9400 building the best on the beach.

Voting will be done electronically this year and bios will be posted on the website. Please make sure that you fill out your proxy to ensure that we have a quorum for the annual meeting which will be held on April 12th in the Chesapeake room as well as on Zoom.

Real estate remains constant with 5 active properties for sale and several that have closed over the past year. Prices are ranging from \$340-to \$579,000.

Mr. Halliday reported no current issues with WIFI.

The next board meeting will be held on April 11th at 3pm in the Chesapeake room/zoom.

Annual meeting April 12th at 9am in the Chesapeake room/zoom

Ocean City remains busy:

Art league will host an Anime youth show on 4/4-4/6

OC Easter egg hunt on 4/19/25 Northside Park at 11am.

Arbor day celebration on 4/25/25

Kathy McNally and Sterling Jones are also working to identify some community projects that owners of the 9400 can get involved more to come on this.

Have a great March and I hope to see you at the annual meeting in April.