

**9400 Condominium Board Meeting**

**October 15, 2022      9:00AM – 9:56AM**

**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 and Mrs. Bishop.

Mr. Snyder and Mr. Callahan joined on Zoom.

Also in attendance were Mr. Mullinix and Ms. Linebaugh and the Owner of unit# 1305.

Joining on Zoom were Owners of units #404, #603, #702, #803, #805, #1106 and #1508.

**Comments/Concerns (Owners)**

There were no comments from Owners.

**Minutes (Mrs. Bishop)**

Mrs. Bishop presented the minutes from the September 17, 2022 Board of Directors meeting for approval.

Motion: The September 2022 Board meeting minutes were approved as presented. (Mrs. Bishop/Mr. Lampert) Passed unanimously.

Mrs. Bishop also asked the Board for approval of the September 17, 2022 Executive Session minutes.

Motion: The Board approved the September 2022 Executive Session minutes. (Mrs. Bishop/Mr. Jones) Passed unanimously.

**Treasurer's Report (Mr. Callahan)**

Mr. Callahan presented the September 2022 Treasurer's Report for the Boards approval.

Motion: The September 2022 Treasurer's Report was approved as presented. (Mr. Callahan / Mr. Vargish) Passed unanimously.

**Maintenance Manager's Report (Mr. Mullinix)**

Leak Report:

Mr. Mullinix was pleased that there were minimal leaks related to the recent storm remnants from hurricane Ian.

South Deck Drain Repairs

Mr. Mullinix is still talking with contractors and has not received any quotes yet.

### Stones in Fence Areas

Mr. Mullinix reported the placement of decorative stone on the North and South edges of the property is scheduled for December.

### Compactor Room Roof Drain Repair

This needs to be scheduled according to Mr. Mullinix.

### Lightening Rod Repair

This work will be completed after PROCOAT work on stack 6 and stack 5.

### Ground Floor External Painting

Mr. Mullinix said the power washing is 90% complete and painting will follow.

### Leak Damage Mitigation Contractor

Our new insurance carrier Deeley asked that Mr. Mullinix speak with United Restoration as a possible contractor.

### GMB Hollow Wall Test

GMB Engineering has asked to use the PROCOAT lift during work on the 5 stack to access the wall. Mr. Mullinix will speak to PROCOAT about doing this.

### Snow Removal Contractor

Mr. Mullinix is contacting landscapers for quotes.

### New Pool Furniture for 2023

We are in good shape except for 5 – 6 new umbrellas.

### Winterizing 9400 Building

Mr. Mullinix said this work has begun.

### **Office Manager's Report (Ms. Linebaugh)**

#### Audit

Ms. Linebaugh is getting things together for the audit.

### **Committee Reports**

#### Building Esthetics (Mr. Jones)

##### Elevator Signs

Mr. Jones reported that he is looking into wraps for the elevator walls.

#### Communications (Website) (Mr. Jones)

##### Website Update

Pictures have been added to the website. Mr. Jones added that we need an updated BOD picture.

#### Social (Mr. Jones)

Mr. Jones will have more information on a November date next week.

#### Security (Mr. Vargish)

Since there were no complaints with BNB last year, Mr. Vargish said he will inquire about a possible 2023 contract with them.

#### Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop discussed updates to the MD Condo Act and how they may impact the Bylaws. She will work with Mr. Vargish to get more information to share at the November meeting.

#### Realty (Ms. Nalley)

##### Coastal Resort- Renewal Contract

Ms. Nalley was pleased to report that Coastal Resort did accept the contract and she will need to work out the terms and details with them.

##### For Sale/Sold Units:

Units #1008, #902 and #301 are on the market. Ms. Nalley said ocean front building units are very hard to find in Ocean City.

#### Election (Ms. Nalley)

##### Readiness for April 2023 Election

Ms. Linebaugh sent out a mock election that went well and required completing all questions before submitting. There will be three Board positions coming up and Ms. Nalley said they are working on building in an abstain option for candidate voting.

#### Construction (Mr. Lampert)

##### PROCOAT Recert 5/6

Work is scheduled to begin October 17, starting with the 6 stack followed by the 5 stack.

##### Communications (CCTV/Website) (Mr. Lampert)

##### HDTV Update Installation

Mr. Lampert stated the installations have been challenging to say the least. He also said they need to make sure Owners are not being billed for installations by the technicians.

##### Landmark Contract

Mr. Lampert said there was a 10% increase for a 2-year contract with Landmark Tech LLC to supply wifi connections/support and leasing equipment.

Motion: Mr. Lampert asked the Board for approval of the Landmark contract. (Mr. Lampert/Mr. Vargish) Passed unanimously.

Insurance (Mr. Callahan)

Deeley Proposal

Mr. Callahan said Deeley is now our Broker of Record and they will be attending the November meeting. He also asked them about presenting at the Owner's meeting in April.

**Old Business**

Reserve Fund Study

Mr. Mullinix is receiving bids to review and will present more information at the November meeting.

**New Business**

None

**Board Meetings:**

**November 19, 2022 – 9:00AM Board Meeting**

**December – No Meeting**

**January 21, 2023 – 9:00AM Board Meeting**

**Adjournment**

**Executive Session**