

## February Presidents Letter

Hello owners, it has been a busy month both at the 9400 and Ocean City. I hope that many of you have had the opportunity to come to the building as we continue to see weekly progress on many of the winter projects.

Owner Kathy McNally and Sterling Jones have proposed that owners do community outreach projects as good neighbors in our Ocean City community. They hope to provide volunteer opportunities each quarter for items such as a beach cleanup, and other projects aimed at giving back to our community. They will be providing a list of volunteer events throughout the year with links to register or donate. Volunteers will be asked to wear their 9400 T-shirt or hoodies so that they can be recognized for being a valued community member. More information on events and how you can volunteer will be coming.

The structural work under the pool deck and around the building is moving on schedule. We currently have blocked the South side door for concrete repairs so please park in front of the building or the North side until otherwise notified. Ken will be meeting with Procoat next week to determine a start time for work on the 2 and 3 stacks in addition to the vent stack. Once we have a start date, we will share information with owners. The fire inspector did note recently that we have a few units that have sprinkler heads that may need to be capped to meet with fire safety regulations. If you are affected, you will be notified by the office.

It was noted by Jamie that the door code 1031 was being used by multiple individuals and that code has been removed. If you have been using this code, please stop by the office and secure a new door code. Every unit should have an individual code for entrance into the building.

Jamie informed us that the recent audit has been completed and is posted on the website. Jamie also mentioned that she is currently working on summer staff for the pool. We have received feedback from owners regarding pool deck staff and the bar area and are currently planning to move staff to the gate area by the beach to better monitor access to the bathrooms and pool area. Be sure when you are crossing the deck or using the pool or bathroom facilities that you have your tag. The staff will be instructed to not allow access to the deck area without a visible tag.

If you wish to review the rules and regulations or policies for the building you can obtain a copy in the office. These will also be posted on the 9400 website. This is important for owners as we want to ensure that you are aware of things such as: no dogs on the pool deck which is mandated by the health department. If you have any questions, please reach out to any board member.

Ms. Spencer Smith and Mr. Jones have the building prepped for Mardi Gras and St. Patrick's Day. The next building social will be April 12<sup>th</sup>. Coastal Resorts has graciously offered to cater the event. They continue to be a great partner for the building.

Mr. Vargish is currently reviewing security for the coming season. Our current security company has been successful over the past few years, and we hope to continue to partner with them.

Mrs. Bishop and Mr. Vargish continue to look at rules and regulations versus policies for the building and to determine how to best ensure owner awareness and compliance.

Real Estate continues to be busy with more property inventory within Ocean City. Units in the building are ranging between \$379-\$589,900. We currently have 6 properties listed which you can follow on the information screen by the office.

Elections: we currently have four board positions for 2025

There are two 1-year terms and two 3-year terms.

If you are interested, please submit a short bio to the office. Tell us a little bit about yourself and how you can use your abilities to strengthen the 9400 board of directors and help to stay the best building on the beach. We encourage you to get involved and share your time and talents!

9400 Condo Association Annual Meeting will be held on April 12<sup>th</sup> at 9am in the Chesapeake Room and via Zoom. We are aware that some owners had difficulty hearing last year and will be using a microphone system for the meeting. The time will be announced for the Coastal Resorts social as we get closer to the date.

Please note we need you to return your proxy to ensure that we have a quorum for the annual meeting. All voting for board of directors will be conducted electronically. We ask that all owners ensure that we have one email address to send the voting link too! We will be posting all candidate bios and a video clip on the website for owners to view.

Mr. Halliday reported on communications and one of the things shared was that many owners may not have the 9400-website address which is as follows: <https://www.9400condo.org> and the password is 94thOC. You will find all the financial documents insurance, meeting minutes and more on the site including Wi-Fi information.

Please be aware that if you're having Wi-Fi issues you should contact Landmark Tech not the 9400 office.

Wi-Fi login, device and password edits: <https://www.lswifi.com>

Technical issues 941-599-6540 or email [support@landmarktechllc.com](mailto:support@landmarktechllc.com)

9400 does not support individual unit internet access and you can either use Landmark or Comcast. If you need more information, please contact [stevhalliday1@comcast.net](mailto:stevhalliday1@comcast.net)

Please note if you have a current router installed through Landmark the device is supported only 1 year from installation. Comcast routers are rented and supported by Comcast throughout your contract period.

Next board meeting March 15<sup>th</sup> at 9am in the Chesapeake room or via zoom.

I leave you with some of the OC events coming up:

Youth Art show March 1<sup>st</sup> at Center for the Arts

Art Exhibit opening reception Center for Arts on 3/7/25 from 5-7pm

Daylight savings begins 3/9/25 so spring forward!

Adult soccer tournament 3/14-3/16 Northside Park

St. Patrick's Scramble Eagles Landing 3/15/25

St. Patrick's Day parade 3/15/25