

Condominium Board Meeting
February 15, 2025 9:00AM – 10:10AM
Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Mr. Lampert, Mr. Vargish, Mr. Halliday and Mr. Nolan.

Mrs. Bishop and Ms. Spencer-Smith joined via Zoom.

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

Owners of units #103, #1304 and #1904 attended in person.

Owners joining on Zoom were from units #301, #404, #407, #1208, #1403, #1504 and #1904.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the Executive session minutes from the November 9, 2024 Board Meeting for approval. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Motion: Mrs. Bishop also asked for approval of the January 18, 2025 Board Meeting minutes. (Mrs. Bishop/Mr. Vargish) Passed unanimously.

Motion: Finally, Mrs. Bishop requested the Board's approval for the January 18, 2025 Executive session minutes. (Mrs. Bishop/Mr. Vargish) Passed unanimously.

Concerns/Comments- Owners

Mrs. McNally from unit # 1003 said she and Mr. Jones from unit #1304 would like to ask for voluntary Owner participation in community service activities in an effort to provide 9400 recognition in the community. Mrs. McNally asked for the Board's permission to present ideas at the Owner's meeting. The Board agreed as long as it would not be Board directed and would be strictly voluntary.

Treasurer's Report (Mr. Nolan)

Mr. Nolan stated the budget is where it should be and asked for approval of the January budget.

Motion: The Board approved the January Treasurer's report. (Mr. Nolan/ Mr. Lampert) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

ETC

The deck repair project is on track and Mr. Mullinix reported it is going well. He said he has received quotes for the electrical conduit work and there has been a wide variation in prices so he is requesting additional proposals.

Roof

The roof work is almost complete and the safety railing has been installed.

Pool

Mr. Mullinix explained that the new plaster makes the water look very blue.

Leak Report

Mr. Mullinix is monitoring a recurring leak in the AC area of unit #2107 and the ceiling in unit #605 has been repaired.

PROCOAT

Mr. Mullinix will be reviewing Spring projects in preparation for his meeting with Procoat.

Water Pumps

Mr. Mullinix stated the expansion tank will be replaced in March.

Office Manager's Report (Ms. Linebaugh)

Audit

Is now posted to the website.

Summer Staff

Ms. Linebaugh will be posting pool attendant positions. Attendants will be located at the beach gate for better control, it was suggested to provide a chair and umbrella for their use.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Spencer-Smith thanked those who were contributing to keeping things looking good in the building.

Social (Ms. Spencer-Smith)

The annual social will be April 12th and Coastal Resorts will sponsor the event.

Security (Mr. Vargish)

Mr. Vargish stated that we received a proposal from Blake, Nelson and Brown Security for review. He said there are options to lock in the rate for 1,2 or 3 years terms.

Bylaws/R&R (Mrs. Bishop)

Since it would be difficult to cover all potential incidents in a specific policy, it was suggested to address issues as they arise instead of creating a policy. The current policies will be posted to the website for Owner access.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley said there are several 9400 units listed for sale, with pricing ranging from \$ 380,000 - \$589,900.

Election (Ms. Nalley)

There will be two -1 year terms and two -3 year term positions open for 2025 and Ms. Nalley is asking Owners to consider volunteering for these Board positions. Anyone interested should send their bio to Ms. Linebaugh.

Construction (Mr. Lampert)

Mr. Lampert said concrete repairs are being done by the South entrance and Procoat work should begin in the Spring for stacks 5, 2 & 3.

Communications (Mr. Halliday)

Modems

Mr. Halliday said he will close out router concerns since it has been monitored since October with no issues.

Connectivity Complaints

When an Owner installs their own router incorrectly it can cause issues with the entire building. It was suggested that routers should be installed by experts so it does not create issues for other Owners. There are two options available from Landmark: jack only and no router or a full install with router.

Insurance (Mr. Nolan)

The Board discussed ebikes and potential insurance needs for Owners.

New Business

None

Old Business

Information is being gathered on boots for illegally parked cars.

Reminders:

Next Board Meeting – March 15, 2025 at 9:00AM

Meeting was adjourned at 10:10am