

Hello 9400 Owners:

The holidays are fast approaching with Thanksgiving just a few weeks away. As many of you may have seen the building projects are underway. The new roof is going smoothly and may finish ahead of schedule, visit the 9400 Facebook Group to view progress. The structural repairs are starting this coming week. If you have been to your condo you may have seen the crane or the covered parking garage. Only the construction crews have access to the garage area and will keep contained to ensure safety - please do not enter this area. No parking on the lot Monday through Friday due to construction. You will have access to the lot after 5pm on Friday until 6am Monday. If you have access issues requiring use of the ramp by the compactor please alert either Jamie or Ken. The garage ramp area will be closed until structural repairs are completed. Please note the Town of Ocean City noise ordinance below as to avoid confusion regarding contractor working hours.

- **Sec. 30-324. - Noise from powered mechanical tools.**

Except as otherwise provided in [section 30-326](#), the operation of powered mechanical tools is regulated as follows:

Between May 1 and September 30, the operation of mechanical tools is permitted only between 9:00 a.m. and 5:30 p.m.

Between October 1 and April 30, the operation of mechanical tools is permitted only between 7:00 a.m. and 5:30 p.m.

- **Sec. 30-325. - Noise from non-powered hand-operated tools.**

Between May 1 and September 30, the operation of hand tools creating noise audible from an adjacent property is permitted only between 8:00 a.m. and 6:30 p.m.

Between October 1 and April 30, the operation of hand tools creating noise audible from an adjacent property is permitted only between 6:00 a.m. and 6:30 p.m.

In no instance may the noise level from hand tools be in excess of 79 decibels at any adjoining property.

([Ord. No. 2021-05](#), 5-3-2021)

Procoat will start work on the 2&3 stacks spring in 2025.

The weather has been simply fantastic and there is so much to do in Ocean City:

Opening night for the Winterfest train garden is 11/21/24 it will be open from 5:30-9:00pm.

Winterfest of lights opening also on 11/21/24 starting at 5:30pm at Northside Park on 125th street from 5:30pm-9:30pm. They put on an incredible display great for you and your family to see.

The Art League will also have Trees for the Arts on 11/21/24.

Bronco Beach Bash at the inlet from 11/22-11/24.

There will be a Holiday shoppers fair at the convention center 11/29-12/1 it will be open from 10:00 am – 5:00 pm. (it will close at 3:00pm on Sunday).

OC Recreation and Parks will have Pizza with Santa at Northside park on 12/4.

Art league Holiday Artisan fair 12/6 and 12/7 from 5:00 pm, -7:00pm, they will also host the 1st Friday art Exhibit on 12/6.

OC Christmas Parade on 12/7 starting at Old Landing road to 120th street starting at 11:00am.

Winterfest of Lights Jingle Bell 5k on 12/8 at Northside Park starting at 5pm.

Last night to see Santa on 12/22 at the Winterfest of lights.

12/27 Mayor's New year's Event at the Performing Arts Center on 40th street at 7:00pm.

Fireworks Northside park and Caroline St. Beach 12am on 12/31.

The Board met on 11/9/24.

Ken discussed the progress on the roof and structural repairs which are on schedule. He also submitted proposals for updates and repairs on the pool. The board will review the proposals and determine when this work can be started.

Please make sure if you are not at your condo that your thermostat is set to 50 degrees, and your water heater is turned off along with the water in your unit. If you have shutters please keep them closed especially if you are on the northside of the building due to the construction projects. If you do not have shutters please remove any furniture on your balcony due to winter winds.

Committee reports:

Ms. Spencer -Smith and crew are working to get the building holiday ready. Please be aware that you are not allowed to put lights on your balcony railings. It has also been noted that there is a lack of interest in a New Years Eve party for the owners. If you wish to have a get together in the Chesapeake room you are welcome to use the space but be aware you are responsible for the cleanup. Please let Jamie know as there may be more than one owner wishing to use the space.

Ms. Bishop is working to investigate a policy related to renter abuse in building. The board is looking at potential fines that will be assessed to owners when damage occurs.

We currently have 9 properties for sale in the building and the prices are ranging from \$379,000-\$589,500. This demonstrates you have valuable asset with your property.

At the Owners Annual Meeting we will have 3 positions for the Board of Directors. Please reach out to any board member or the office if you are interested in finding out more about serving your building.

The internet committee is meeting again to research options for cable for the building. They will present this to the board and owners once they have acquired all the information, so more to come on this subject in the future.

Please be aware that the contract the building has with Landmark does not cover individual owner modem issues. If you have issues with your modem Landmark can help however you may have a cost associated with it.

The next board meeting will be held on January 18th at 9am in the Chesapeake room as well as on Zoom.

The Board wishes you all a happy and healthy holiday season and all the best in the New Year!

Barb Nalley

9400 Board of Directors