

24 February 2023

Dear Owner:

It feels like spring! Time to get your unit ready for the season.

Results of February 2023 Board meeting:

1. Stones have been replaced/refilled on North and South fence lines.
2. The roof drain in the Compactor Room has been replaced.
3. PROCOAT work on deck and stacks is held up due to weather conditions. PROCOAT has committed to completing 5 and 6 stacks and deck work prior to pool opening on 1 May 2023.
4. Received proposals for painting/lining of parking lot to be done FY24.
5. Concrete repairs to #205 patio area have been completed.
6. Weld repairs to the trash compactor system are scheduled to start 23 February 2023.
7. Sprinkler repairs in selected units will start next week.
8. The FY 23 audit report has been posted on the website.
9. Changes to the draft Policies on Unit Maintenance and Repair and Failure to Perform Needed Repairs were modified and will be updated.
10. Preparations are complete for the Owners meeting and information will be distributed soon.
11. Coastal Resorts has volunteered to host the Owners meeting party . Details to follow.
12. The Building Reserve Study has been received and will be reviewed/updated as required. Study required by the updated MD Condominium Act. The study reviews all major portions/equipment of the building, predicts their useful life and lays out a funding profile to have the funds available when needed.
13. If you still are having trouble with the HDTV conversion please let Jamie know. We are finally down to a few units still experiencing problems.
14. The ZOOM attendance process to attend Board meetings is working well. Please consider joining us. Jamie sends out a link to ZOOM a few days before the meeting.

Bob Snyder
President 9400 Condo