

## **9400 Condominium Board Meeting**

**July 6, 2024**

**9:00AM – 11:15AM 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. Halliday, Mr. Vargish and Mr. Jones.

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

Owners present were Bob Snyder of #1504 and Tim McManus of #1206.

Board member on Zoom was Mr. Callahan.

Owner Amanda Zuschmidt attended on Zoom.

### **Minutes (Ms. Nalley)**

Ms. Nalley presented the minutes from the June 15, 2024 Board of Directors meeting for approval.

Motion: The June 2024 Board meeting minutes were approved. (Ms. Nalley/ Mr. Vargish) All approved.

### **Concerns/Comments- Owners**

Mr. McManus described several incidents over the Holiday period of young people hanging in our lot and putting off dangerous fireworks near our parking. One vehicle was damaged. He suggested more Security for next year's Holiday.

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

The June 2024 Treasurer's Report was brought up for the Board's approval by Mr. Callahan.

Motion: The June 2024 Treasure's Report was approved (Mr. Callahan/Mr. Vargish) All approved.

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

Mr. Mullinix said there were no new leaks in the building.

He has reviewed the final proposal for a new roof by F A Taylor and recommends we proceed with this contractor. The Board agreed and materials will be ordered. Possible roof to be installed in October/November of this year. The contract was signed by Ms. Nalley.

Things are going well with the new pool company. They are doing an excellent job.

Mr. Mullinix detailed the invasive structural analysis by ETC and explained his discussion with GMB revealed nothing new for consideration.

Motion: Mr. Lampert made a motion we should proceed with the design phase of the work to be done with ETC. (Mr. Lampert/Mr. Vargish) All approved.

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

Ms. Linebaugh said parking during this Holiday week has been a real challenge, especially with owners asking for additional spots.

She also said that the building usage fees are tracking close to budget.

### **Committee Reports**

#### Building Esthetics (Mr. Jones)

Mr. Jones is looking at possible lighting options to improve the exterior appearance of 9400.

#### Social (Mr. Jones)

The July 4 social was a success and stayed well within budget. Several owners continue to show up at the last minute. Next social is August 31.

#### Security (Mr. Vargish)

Mr. Vargish said he will review some incidents in the building with Ms. Linebaugh.

#### Bylaws (Mr. Vargish)

Mr. Vargish said he had reviewed new Maryland Acts recently passed and there was nothing of concern to us.

#### Realty (Ms. Nalley)

Ms. Nalley said unit #701 sold and nothing else is on the market. Property values doing well.

#### Election (Ms. Nalley)

There will be two Board openings next spring.

#### Survey Results

Ms. Nalley reviewed recent owner survey results. Owners approved annual meeting in Chesapeake room with all electronic voting.

The possible Tiki bar use of Chesapeake room was not approved and that proposal has been terminated.

Owners voted yes to renting parking spaces and no to streaming tv over cable.

Owner also voted to ok future building improvements as needed.

#### Construction (Mr. Lampert)

Mr. Lampert said the new roof could be installed this Fall.

Structure phase one work will be done this Winter.

We will work with Procoat to schedule work on stacks 2/3 for Fall or possibly Spring.

#### Insurance (Mr. Callahan)

Mr. Callahan said insurance costs continue to increase by as much as 20 percent. There is some discussion about possible future relief with our insurance company.

#### Communications (Mr. Halliday)

Mr. Halliday said the fiberoptic installation went well and there is already significant wifi speed improvement.

He will also review our current Comcast contract to see if dropping HBO could result in savings.

### 2025 Budget

Mr. Callahan reviewed the 2025 proposed budget with the Board. A condo fee increase of 15 percent was proposed by Mr. Callahan. Expenses continue to increase, especially insurance.

Motion: Mr. Callahan proposed a 15 percent condo fee increase (Mr. Callahan/ Mr. Vargish) All approved.

### Special Assessment

There was also a lengthy discussion about the need for a special assessment to fund the roof project and structure repairs. A separate communication to owners will detail the specific amounts and timelines.

Motion: Ms. Nalley made a motion to approve an assessment due this Fall. (Ms. Nalley/Mr. Vargish) All approved.

### New Business

The Board discussed charging owners who request an additional parking spot but this was tabled until the September meeting.

Mr. Halliday requested consideration for recoating the pool this Fall.

### **Board Meetings:**

**Next Board Meeting September 21, 2024 – 9:00AM**

**Meeting was adjourned at 11:15am**

\*In the absence of Mrs. Bishop, Mr. Lampert took meeting minutes.