

9400 Condominium Board Meeting

July 15, 2023

8:57AM – 11:00AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 8:57AM. Other Board members present were Mr. Jones, Mr. Vargish, Mr. Lampert, Mr. Halliday, Mr. Callahan and Mrs. Bishop.

Also in attendance were Mr. Mullinix, Ms. Linebaugh and the owners of units #1904 and #2201.

Joining on Zoom were the Owners of units #301, #803, #1207, #1504 and #1607.

Deeley Insurance Presentation:

Megan Muller and Hope Thomas, client advisors with Deeley Insurance gave a presentation on the current insurance market and factors that affect insurability. They explained there are limited markets for coastal properties and the current market is seeing increased premiums and strict underwriting criteria. Things they look at are wind exposure, overall building maintenance and age of the roof being major components of premium costs.

Comments/Concerns (Owners)

The owner of unit #1207 expressed concerns about marijuana smoking. Ms. Nalley asked him to submit proposals for the Board to review.

The owner of unit #301 asked the Board to consider allowing lights on balconies. Ms. Nalley explained that there were many details involved in addition to possible damage that could result with the excessive winds.

An owner suggested adding a dog area with grass along the North side fence. Ms. Nalley said the Board would consider the feasibility and ask a committee to look at options.

The Board was asked to consider possible electric bike battery fires and battery storage along with other high intensity batteries. There was question about how other condo buildings address this.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the June 17, 2023 Board of Directors meeting for approval.

Motion: The June 2023 Board meeting minutes were approved as presented. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the June 2023 Treasurer's Report for the Board's approval.

Motion: The June 2023 Treasurer's Report was approved as presented. (Mr. Callahan / Mr. Vargish) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said there is one active leak in unit #2203 and Mr. Mullinix is working with the contractor.

VFD PUMP Drive Repairs

This is being pushed back until the end of August as the parts are due mid August.

Kadtronix 1008 Installation

TNT Lanco is looking for another contractor to supply the unit.

North Deck Proposal Bids

Mr. Mullinix received one bid from PROCOAT for the remaining 2/3 area of the deck and is waiting for quotes from other vendors.

GMB Report

The water test report for unit #2005 was received by Mr. Mullinix and he will review it with Mr. Fisher at PROCOAT. He also estimated the work would be done in Spring.

Roof Water Test Tecta

The water test on the balcony closet to assess a possible condenser leak in unit #2203 is to be done next week at the cost of \$1250. Mr. Mullinix is also gathering more information.

Master Jack Inspection

Mr. Mullinix reported this has been delayed due to illness and they are to re-schedule the inspection.

6 Stack Recert Letter from SIKA

Mr. Mullinix is working on this.

2105 Wall Tests (GMB)

Mr. Mullinix will review the details of the report with Mr. Fisher from PROCOAT.

Office Manager's Report (Ms. Linebaugh)

Morning Parking Report

Ms. Linebaugh said rentals have not been at normal levels so far this year and she has not had to have any cars towed.

Committee Reports

Building Esthetics (Mr. Jones)

Elevator Wall Wrap/Kickplate

Mr. Jones reported that one elevator has had wall panels installed and we are waiting for the panels to be installed on the remaining two elevators. The kick plates will also need to be done.

Communications (Website) – Mr. Halliday

Mr. Halliday reported that the website seems to be OK now.

Social (Mr. Jones)

July 4th Day Party

Mr. Jones said the party came in close to budget.

Labor Day Party 9-2-23

Details are still being discussed for catering and a \$10 pp fee will be charged to cover expenses.

Security (Mr. Vargish)

Mr. Vargish said he had nothing to report.

Bylaws/R&R (Mrs. Bishop)

Policies for Deletion/Revision – Committee Report

Mrs. Bishop reported the committee has met and policies are being reviewed.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley mentioned unit #2003 was listed at \$545,000 and has a pending sale. Nothing else is on the market.

Election (Ms. Nalley)

Survey

Ms. Nalley reported there was a good response to the electronic survey of owners. The Board will look at comments for further discussion.

Construction (Mr. Lampert)

5 Stack Agreement with SIKA to Transfer Work to FY24

Mr. Mullinix received the 5 stack agreement letter from Sika extending the warranty through the Fall.

Communications (CCTV/WIFI) – Mr. Halliday

New Comcast Boxes/Board Recommendations

Mr. Halliday reported that the old Cisco boxes need to be updated to be able to receive some of the free shows.

Insurance (Mr. Callahan)

Mr. Callahan thanked Ms. Linebaugh for coordinating the Deeley presentation and said he appreciated the explanations they shared with the Board.

New Business

Budget 2024

The Board reviewed the proposed budget and possible options moving forward. Mr. Callahan answered questions and made revisions to include a 15% increase in Quarterly Dues to stay ahead of increasing costs.

Motion: The Board approved the revised 2024 Budget. (Mr. Callahan/Mr. Vargish) Passed unanimously.

Old Business

The Board discussed possible options to increase revenue. A suggestion was made to charge renters per person for amenities instead of per vehicle.

Board Meetings:

August 2023 – No Meeting

September 16, 2023 – Board Meeting – 9:00AM

Adjournment