

Hello owners, fall is officially here and currently the weather is fabulous. I hope each of you are able to take advantage of the fall weather. There are lots of activities still occurring down at the beach. The following is a short list of what's happening at your home and vacation place:

Oceans Calling weekend of 9/29 this is a 3-day music festival with tons of know artist performing such as Sheryl Crow, John Mayer, Alanis Morissette, Third Eye Blind and the list goes on. This will be a busy traffic weekend so prepare with some extra time for getting where you want to go.

Beach Volley ball on Saturday and Sundays through September at Talbot street.

The Art league has several exhibits as well as performers throughout the fall.

Sunfest 10/19-22 at the inlet.

Beach shack Music and Bonfire on the beach south of the amusement pier 10/20-10/21.

Halloween Spook out Party northside park on 10/29.

At the Board meeting we discussed some owner questions and comments that were investigated during the month of August:

Lights on Balcony rails: it is in our bylaws that this is not allowed due to several reasons such as potential hazard to parking lot below with wind driven weather, as well as lights potentially being different all over the building which would alter the uniformed look to the exterior. It is possible to change the bylaw however a motion must be made and you must present at the annual owners meeting and attain a majority vote to change the bylaw.

Dog Area on the property: several areas were surveyed by those on the committee and unfortunately, we do not have space other then the area by the pool deck on the south side that was landscaped a few years ago and the concern that the smell would rise to the pool deck as well as the difficulty in having owners responsible and cleaning up after their pets. We also looked at the front of the building on the south side behind the bike rack unfortunately it is protected dune area and we would most likely not be able to secure a permit to change the area, and again we have the concern regarding owners cleaning up after their pets. For the current time frame as we do further investigation we encourage owners to obtain a permit for the dog park across the street behind the Acme.

Marijuana smoking in the building: This is becoming an increasing issue as the smell pervades the hallways which many owners find offensive. It is legal however in the state to partake of marijuana and owners can file a grievance against another owner for the nocuous fumes however again difficult to enforce and police. The board would like to encourage those who do smoke Marijuana to consider their neighbors and perhaps ensure that their door is closed or perhaps go outside.

Ken discussed several maintenance reports related to recent water test on the roof which did demonstrate our roof is solid and in great shape as well as some long-range projects that are in the future. We continue to plan for these improvements and monitor our capital reserve. Procoat will begin working on the 5 stacks in October so be aware the access from the building to the pool deck may be closed once the scaffold goes up.

It was determined by one of the recent reports that when you are considering purchase of new sliders please make sure that they are installed correctly with aluminum flashing to prevent leakage into your unit. If you have any questions please ask Ken.

Many Thanks to Ken, Jamie, Wayne and Thomas for keeping the building in great shape.

Jamie has done an outstanding job with parking this year and as a result has increased the estimated revenue collected by 25% which again helps to keep fees down for owners.

#### Committee reports

Mr. Jones has a new display case in the lobby to encourage owners and visitors to buy T-shirts and Hoodies again a source of revenue for the building. We also held a great Labor Day party for owners and we are considering a 50-year celebration in 2024 for the building. Please reach out to Mr. Jones if you are interested in helping to plan this event.

The board committee on bylaws and rules and regulations is working diligently to revise or remove outdated material may thanks to Ms. Bishop, Mr. Vargish, Mr. Halliday and Jamie.

The results from the survey sent out earlier this year demonstrated that owners would like to hold the annual meeting at the building and also have Zoom capabilities It was noted that owners want to be able to read bios as well as here potential board candidates speak and we will be able to provide both online. We will continue to provide a paper ballot if requested prior to the close for elections and we will send more information regarding this prior to the next election and annual meeting.

Currently there are no properties for sell in the 9400 building and the market remains active.

Mr. Halliday has spent a great amount of time reviewing wifi in the building and he will continue to work on long range plans with a committee composed of both owners and board members, more to come on this. Please be aware if you are having connectivity issues you can always have a router installed by a contractor for around the cost of \$400.00 which will insure you remain connected in this brick building.

Mr. Callahan reported that he is waiting to hear from the insurance company regarding potential anticipated increases in the coming year. We are affected just as all other water front properties with challenges related to natural disasters occurring around the country.

Mr. Lampert and Mr.Vargish have done some investigating regarding possibly having a Tiki Bar for the pool deck which would be managed by an outside company. This would provide an additional revenue stream for the building. They did a site visit and were impressed by what they saw. More to come on this.

As the weather starts to cool please be mindful if you are not in your unit to turn off both water and hot water, reduce thermostats to 50 and bring in balcony furnishings so that they do not fly away when winds start to blow.

I hope each of you are able to enjoy your happy place and please make sure thank the staff for the great job they do for all us at the 9400.

Barb Nalley

President 9400 Board of Directors