9400 Condominium Board Meeting

July 18, 2026 9:00AM – 10:25AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Ms. Palini, Mr. Lampert, Ms. Seagle, Mr. Halliday and Mrs. Bishop.

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

There were Owners attending in person from units #1103, #1904 and #2002.

Attending on Zoom were Owners from units #505, #803, #1208, #1607 and #1706.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the Board Meeting minutes from the June Board Meeting for approval. (Mr. Halliday/ Mr. Lampert) Passed unanimously.

Motion: Mrs. Bishop also asked for approval of the June Executive Session minutes. (Mr. Lampert/Mr. Halliday) Passed unanimously.

Concerns/Comments – Owners

The Phoenix building management requested that Owners do not walk their dogs on Phoenix property, they are killing the grass and some Owners do not clean up after their dogs.

An Owner recently brought their dog and glass bottles onto the pool deck; these actions are Department of Health and 9400 Rules and Regulation violations. The Owner received a warning, the next violation will result in a fine.

Treasurer's Report (Ms. Palini)

Ms. Palini asked the Board for approval of the June Treasurer's report.

Motion: The Board approved the June Treasurer's report. (Ms. Palini/ Mr. Lampert) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

<u>Leak Report</u>

No new leaks.

<u>PROCOAT</u>

Mr. Mullinix and Mr. Fisher from Procoat walked the pool deck, Mr. Fisher agreed to repair the work they did as identified in the ETC inspection for no additional charge. CP&R will be responsible to repair the work they did as covered in the warranty. Delamination areas identified by ETC Engineering were not observed so the Board suggested that Mr. Mullinix, Mr. Fisher and the rep from ETC Engineering walk the deck together to gain a better understanding and determine if a more intrusive study is needed.

Reserve Study

Mr. Mullinix said everything has been sent to ETC Engineering and the study is now complete.

Staff

Mr. Darrel Graham has been hired full time as Maintenance and Summer pool attendant.

Elevator Room Repairs

Mr. Mullinix reported that the AC has been repaired in the elevator room.

Office Manager's Report (Ms. Linebaugh)

Parking

The current revenue from the Building Usage Fees is $26,500. The fee increase from $50 to $65 has made a difference.

Pool

Pool coverage is good for now.

Committee Reports

Building Esthetics (Ms. Seagle)

Ms. Seagle is working to find chairs to replace the chairs outside the office. She also said the odor in the lobby has not been noticeable.

Social (Ms. Seagle/Ms. McNally)

Ms. Seagle reported that the cost for the July 4th party was $224 and a Labor Day catered event is being planned.

Security

Nothing now.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop has nothing at this time. Ms. Nalley said more discussion on changes to allow the BOD to update Rules and Regulations without Owner Vote will take place off season.

Realty (Ms. Nalley)

Three 9400 units are on the market, many properties are available in OC and prices remain stable. Mr. Nalley added that the rental market is doing pretty well.

Election (Ms. Seagle)

There will be two open Board positions in 2027.

Construction (Mr. Lampert)

Mr. Lampert said he has nothing to add to Mr. Mullinix's comments.

Communications (CCTV/WIFI) – (Mr. Halliday)

Mr. Halliday explained that we need to have a decision by year end on cable/Wifi providers. He added that we have not received answers to our questions from MDU, he also stated that Wifi would be down periodically during the installation month for them to rewire the building. Comcast/Xfinity has been more accommodating since the new wire install. There are several options being considered and their related costs. Do we want to reduce costs and provide Wifi only or continue with cable and Wifi?

Mr. Halliday requested a Zoom Executive Session in August since the Board will not meet.

Insurance (Ms. Palini)

Ms. Palini said we have not had any claims or issues.

New Business

An Owner suggested that we look into vending machines as an income source, the Board explained that we did have vending machines in the past and they did not generate a lot of income.

It was also mentioned that the building's cleanliness and improvements have been noticed.

Old Business

The Board reminds Owners that one night rentals are not allowed in the building.

Budget Discussion

Ms. Palini reviewed the Budget slides and Reserve study requirements and how these affect our budget planning and fee structure. She emphasized that it is important that Owners pay their Association dues on time.

Reminders:

Next meeting – September 19, 2026 at 9:00AM

Meeting Adjourned at 10:25AM