

9400 Condominium Board Meeting

November 11, 2023 9:00AM – 10:30AM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Other Board members present were Mr. Callahan, Mr. Jones, Mr. Halliday and Mr. Lampert and Mr. Vargish.

Mrs. Bishop joined on Zoom.

Also in attendance were Mr. Mullinix and Ms. Linebaugh and the Owner of unit #1904.

Joining on Zoom were the Owners of units #301, #403, #405, #505, #603, #1207, #1208, #1406, #1504, #1607 and #1707.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the October 21, 2023 Board of Directors meeting for approval.

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

Mrs. Bishop also presented the Executive Session minutes from October 2023 for approval.

Motion: The October 2023 Executive Session minutes were approved. (Mrs. Bishop/ Mr. Jones) Passed unanimously.

Comments/Concerns (Owners)

It was brought to the Board's attention that some Owners did not get the email with the survey.

Treasurer's Report (Mr. Callahan)

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

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

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said there were several units effected by the September 23rd storm, he is waiting for responses from contractors. He is also making repairs to the ceiling in unit # 2201 and monitoring to determine the cause.

PROCOAT

The work is moving along, the West side and South side balconies are done and they are working on the East balconies. The work will continue as long as the weather permits. Mr. Mullinix said several units have furniture on the East side balconies. Mr. Mullinix will confirm dates with PROCOAT so he can notify Owners to remove furniture prior to the work.

Hollow Wall Repair-Inspection

Mr. Mullinix just received the GMB report and said it mentioned several areas of possible water infiltration in unit 2105 and mentioned waterproofing the electrical box and applying waterproof batting to the slider area. He is waiting for PROCOAT to send a quote for the suggested work.

Unit 205 Bath Upgrade

Mr. Mullinix reported the upgrade is complete and Ms. Linebaugh is happy with the outcome.

Winter Projects

Mr. Mullinix reviewed a list of projects that he and his staff will be working on to maintain our building. The list included some minor touch ups along with some more extensive upgrades and repairs to be done in and around the building this winter.

Office Manager's Report (Ms. Linebaugh)

Audit

Ms. Linebaugh has entered all the information into Quickbooks and she expects the audit to be completed before the January meeting.

Committee Reports

Building Esthetics (Mr. Jones)

Mr. Jones will be going through old decorations and updating as needed.

Communications (Website) Mr. Halliday

Most of the website is being done in-house but we do have an IT guy to assist if needed.

Security (Mr. Vargish)

Nothing to report at this time; future security needs will depend on the Tiki Bar decision.

Bylaws/R&R (Mrs. Bishop)

Policies for Deletion/Revision Committee Report (Mrs. Bishop, Mr. Vargish, Mr. Halliday)

The four policies for revision: Pets - Bounced Checks - Staff Hiring Policy with Employee Info - Late Assessments were all discussed and the Board was asked for approval of the changes.

Motion: The Board agreed to the proposed changes to these four policies (Mrs. Bishop/Mr. Lampert) Passed unanimously.

Ms. Linebaugh will send out a list of policies proposed for deletion. The Board will vote on these at the January meeting.

Realty (Ms. Nalley)

Sold/For Sale

Unit #1901 is the only unit for sale in the building.

Election (Ms. Nalley)

Ms. Nalley said that candidates would be asked to submit a bio and video clip for Owners to review.

Construction (Mr. Lampert)

Mr. Lampert acknowledged that Owners do not want fee increases and there are many expenses coming up. He said one possible way to generate income would be a Tiki Bar on the North deck and he is also open to other ideas as well. Once he receives the proposal from the management team that would run the Tiki Bar he will discuss it with the Board. He also wanted to thank the Owners for a good response to the recent survey.

Communications (CCTV/WIFI) – Mr.Halliday

Mr. Halliday said he will have a kick off meeting with the Communications Committee in December. The committee will look at WIFI/Cable options for our building.

Insurance (Mr. Callahan)

Mr. Callahan said he is waiting for 2024 pricing. Ms. Nalley also is getting information on monolithic roofing sealants and how the insurance companies view them.

New Business

None

Old Business

A committee will be created to look into e-bike batteries and their proper storage to prevent safety issues.

Board Meetings:

December – No Meeting

January 20, 2024

Adjournment