

9400 Condominium Board Meeting
February 18, 2023 9:00AM – 9:48AM
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. Jones, Mrs. Bishop, Mr. Callahan, Mr. Lampert and Mr. Vargish.

Mr. Snyder joined via Zoom.

In attendance were Mr. Mullinix, Ms. Linebaugh and the Owners of units #1003 and #901.

Also joining on Zoom were Owners of units #301, #603, #803, #807, #1001, #1508 and #1607.

Comments/Concerns (Owners)

Ms. Egan said the 9400 is fortunate to have a volunteer Board and people willing to serve, some Associations do not have that cooperation among Owners.

Minutes (Mrs. Bishop)

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

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

Treasurer's Report (Mr. Callahan)

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

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

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix told the Board that 5 Star Plumbing has been scheduled to pull the toilet and do a video leak search on the line in unit #1001. All other building leaks are being monitored.

South Deck Drains

National HVAC has done concrete removal around the drains so work can be done on the drains.

Stones Replacement North/South Fence Line

The new stones have been installed.

Compactor Room Roof Drain Replacement

Mr. Mullinix reported that the drain was replaced last week.

Fresh Water Pumps Cycling Repair

National HVAC told Mr. Mullinix that they are still waiting for the manufacturer to commit to a date. Mr. Mullinix will send a letter requesting that the work be done asap. He wants to get the work done before the season begins.

6 Stack Deck Cracks Proposal

PROCOAT has not been on site and Mr. Fisher assured Mr. Mullinix that he will be in the building daily until the work is completed.

Parking Lot Painting Proposals

This work is planned for 2024 and Mr. Mullinix has already received 4 proposals for evaluation.

#205 Concrete Repairs

The concrete work has been completed and the underside of the walkway has also been repaired.

Dumpster Weld Repairs

The welding is scheduled to be done 2-23-23.

#201 Water Valve Replacement

Mr. Mullinix said this has been done.

Sprinkler Heads – Fire Marshal Inspection

The report will be submitted to the Fire Marshal and several of the older covers that were removed will be retained.

Office Manager's Report (Ms. Linebaugh)

Audit

The audit has been completed and has been posted on the website.

Chesapeake Room TV

Ms. Linebaugh has created a savings by switching from COMCAST to U tube TV.

Committee Reports

Building Esthetics (Mr. Jones)

Elevator Signs

Mr. Jones said the signs are already updated and he is looking into wraps for the elevator walls.

Communications (website) - (Mr. Jones)

Some new photos have been added to the website.

Social (Mr. Jones)

Coastal Resort has agreed to host a party on April 15th, more details to follow.

Security (Mr. Vargish)

Mr. Vargish had nothing new to report.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop reviewed proposed updates for two policies for the Board's approval: Failure to Perform Needed Repairs and Clarification of Issues Related to Unit Maintenance. It was also determined that the Acknowledgement Statement will be applied for situations where the Maryland Condo Law is enforced.

Motion: The Board agreed to revisions of the "Failure to Perform Needed Repairs" policy. (Mrs. Bishop/Mr. Vargish) Unanimously approved.

Motion: The Board also approved the revisions to the "Clarification of Issues Related to Unit Maintenance" policy. (Mrs. Bishop/Mr. Jones) Unanimously approved.

Realty (Ms. Nalley)

For Sale/Sold Units

There are three units on the market - #401, #701 and #1001.

Election (Ms. Nalley)

Readiness for April Election

Ms. Nalley was happy to report we have enough responses for a quorum. The meeting information is ready to be sent to Owners in the next few weeks. She also asked Board members to submit Committee reports to her asap.

Construction (Mr. Lampert)

Reserve Study

The study is done and Mr. Mullinix received a 75 page report, he will ask the Board to review it. The study must be done every 5 years as per Maryland Condo Law.

Water Shut Off Valves

The letter of request to Owners has been drafted.

Communications (CCTV/Website) (Mr. Lampert)

HDTV Installation

Since the last meeting Ms. LaPointe has been pulled from the project. Bulk contracts was not her area of expertise. Ms. Linebaugh and Mr. Mullinix have been diligently working to switch boxes for the last 6 units with little to no cooperation from COMCAST.

HDTV Owner Billing Correction

See above

Insurance (Mr. Callahan)

Mr. Callahan said no news is good news.

New Business

Mr. Callahan suggested Owners may be interested in sensors to shut off their HVAC unit if the doors are left open. He is working with the Owner of unit #501 to get more information on suppliers and pricing.

A question was raised about Owners notifying Maintenance of leaks or repairs in their unit. It was suggested Maintenance should be made aware of any leaks or repairs.

Old Business

None

Board Meetings:

March 18, 2023 – Board Meeting - 9:00AM

April 14, 2023 – Board Meeting - 3:00PM

April 15, 2023 – Owners Meeting KOC Hall – 9:00AM

May 20, 2023 – Board Meeting- 9:00AM

Adjournment