

9400 Condominium Board Meeting

April 12, 2024

3:00PM – 3:37PM

Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 3:00PM. Other Board members present were Mr. Vargish, Mr. Lampert, Mr. Jones, Mrs. Bishop and Mr. Callahan.

Mr. Halliday joined on Zoom.

Also in attendance were Mr. Mullinix and Ms. Linebaugh and the Owners of unit #1206.

Minutes (Mrs. Bishop)

Mrs. Bishop presented the minutes from the March 2024 Board of Directors meeting for approval including an update since the last draft was sent out.

Motion: The March 2024 Board meeting minutes were approved with the addition of this update. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Treasurer's Report (Mr. Callahan)

Mr. Callahan presented the March 2024 Treasurer's Report for the Board's approval.

Motion: The March Treasurer's Report was approved by the Board as presented. (Mr. Callahan /Mr. Vargish) Passed unanimously.

Comments/Concerns (Owners)

None

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix mentioned the addition of unit#1402 to the list and stated all the items on the leak report were either completed or currently being repaired.

PROCOAT

Mr. Mullinix told the Board the scaffolding was up to do work on the 5 stack and that PROCOAT was making good progress on deck repairs. He added that the weather has been windy and is preventing them from doing PROCOAT work.

Roof

Mr. Mullinix told the Board that he did not get any additional information on roof overlay systems from a similar building in Ocean City and did not have anything new to report.

Parking Lot Sealcoat

The sealcoating project is still on schedule to begin May 6th and last through May 10th, and Mr. Mullinix will post signs to notify the affected owners and renters of temporary parking assignments.

Paint Chesapeake Room

Mr. Mullinix commended Mr. Clark and Mr. Morgan for a job well done. He added they did the work while he was on vacation and everything looks good.

Winter Projects

Mr. Mullinix reported things are in good shape for the coming season.

Engineering Analysis of Pool Deck Repairs, etc.

The cement posts in the parking area under the north side of the deck will be shored up to meet current weight capacity standards at an approximate cost of \$3200. When this work is being done parking spaces #1808 and #1901 will be re-assigned until the work is completed.

Office Manager's Report (Ms. Linebaugh)

Date for Resumption of Assigned Parking

Ms. Linebaugh confirmed that assigned parking will begin on May 1st. Owners should be reminded that if they are not using their parking spot to let Ms. Linebaugh know so it is available to rent out.

Committee Reports

Building Esthetics (Mr. Jones)

Mr. Jones told the Board that everything has been freshened up around the building and new plants are ready to be placed on the deck once the weather permits.

Social (Mr. Jones)

The Coastal Resorts Social is being held tomorrow, April 13th at 3pm, this is our 5 year anniversary of having Coastal Resorts in the building.

Security (Mr. Vargish)

Mr. Vargish confirmed that Security will start May 15th for Mother's Day weekend.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop asked to re-convene the Bylaws committee to look at recent Bills passed by the MD General Assembly.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley explained that the 5 year relationship with Coastal Resorts has been good and that she looked forward to a continued partnership.

Electronic Voting (Ms. Nalley)

Ms. Nalley said there would be a write in option for voting this year.

Candidates

Ms. Nalley confirmed there were no additional candidates and that voting would close tonight.

Committee Reports

In addition to the Committee Reports being posted on line, Ms. Nalley asked all Board members to review their reports at the Owner's meeting.

Annual Meeting

The Owner's Meeting will begin tomorrow at 9:00AM in the Chesapeake Room and will be available on Zoom. She said she will send a survey to Owners after the meeting to get feedback.

Construction (Mr. Lampert)

Tiki Bar (Mr. Lampert and Mr. Vargish)

After talking with Mr. Custodio of Coins, Mr. Lampert said he is depending on use of the existing facilities on the deck with minor modifications to be done to the bar area and he will contribute \$10,000 for the renovations and 9400 would contribute \$20,000 to this work. Mr. Custodio would like to do a Beta test this summer with limited menu and liquor options. This would require the addition of a refrigerator/freezer in the Chesapeake Room. Mr Lampert and Mr. Vargish will request a firm quote for the Board to make a decision on moving forward with the project and Beta test.

Communications CCTV/WIFI/Website (Mr. Halliday)

Committee Delay until Fall 2024 due to Fiber Install

According to the Fiber Manager at Comcast, the City has not replied to the permit he requested in mid March.

Internet Concerns

Mr. Halliday said Mr. Danson's contract for Landmark Wiring Systems is coming up and they will look at current issues. He asked that anyone with issues let himself or Ms. Linebaugh know.

Insurance (Mr. Callahan)

Mr. Callahan and Ms. Linebaugh met with Deely Insurance about insurance renewal. They got confirmation from Deely that overlay roofing systems were not acceptable for insurance purposes and we would need to tear off and replace the roof to be eligible for insurance coverage.

New Business

Mr. Mullinix has given a May 1st date for the pool to be open.

Old Business

None

Board Meetings:

April 13, 2024 – Annual Owners Meeting – 9:00AM

May 18th, 2024 – Board Meeting – 9:00AM

Executive Session

Adjourn