

24 November 2022

Dear Owner:

The year is rapidly coming to a close. Please ensure your unit is "winterized".

The Board wishes you and your family a joyous and happy holiday season and a prosperous and safe new year. The next Board meeting is January 21, 2023.

Some Owners have complained about "secondhand smoke" entering their unit or the common areas. For you who smoke in your unit please be considerate of your neighbors and use a smokeless ash tray.

November Board Meeting highlights:

Deeley Insurance representative, our new Insurance Agent, discussed our new policy. She highlighted the need for a Reserve Study ( new requirement of MD Condo Act) for which we selected a Contractor to accomplish.

Still getting bids on South Deck Drains replacement. Expect vote at January meeting to be accomplished in the spring of 2023.

The replacement of stones in the north and south fence area is scheduled for December.

Ground floor exterior painting is about 50% complete. Weather prohibits completion until Spring 2023.

Still trying to get a Snow Removal contractor. If snow is predicted it is requested you move your vehicle under the garage until north and south parking can be cleared. Do NOT use north entrance.

Agreed to replace #2201 door due to roof leakage damage.

South side deck repairs awaiting input from Contractor as to how to prevent slippery surface. Work in spring of 2023.

Association financial audit underway.

Board working on a process to ensure all appropriate changes by the MD Condo Act are reflected in our Bylaws/Declaration without the seemingly impossible task to get Owner approval. Legally the MD Condo Act supersedes ALL of our documents.

A two-year extension of Coastal Resorts as our in-house realtor has been signed.

Election- three spaces are open with two incumbents re-applying. Electronic voting will be used but paper votes will be available at the meeting. When vote request arrives please respond ASAP.

PROCOAT is still working on #6 stack for re certification. Numerous cracks in balcony decks have become evident and we are working with the Contractor for proper repairs.

The new doors for the Compactor Room are on order.

We are still reviewing possible automatic water shutoff devices. There are numerous options as to type and location.

Window cleaning is the responsibility of Owners. We have suction cups to assist in their removal (see Ken). If Association undertook effort to clean ALL windows it would require a special assessment and approval of Owners.

HDTV upgrade continues to be exasperating. Staff is working closely with COMCAST but getting few results.  
Board will prepare letter to COMCAST to see if it gets results. If not legal action may need to be taken.

WIFI upgrades have been installed to improve service.

Bob Snyder  
President 9400 Condo