

## Presidents Letter

Hello March, we have had some beautiful days so spring is on the way. This is the time of year to start enjoying your condo and all the many activities occurring in Ocean City.

Easter Bunny Egg Hunt on 3/30/24 at the Northside Park.

Pets are still allowed on the beach and the boardwalk until 4/30/24. If you have a pet and are walking around the building especially if your heading to the beach please clean up after them.

There is always something going on at the Art League of Ocean City, they have a youth art show as well as a 1<sup>st</sup> Friday Art Exhibit. You can also see the Originals Only with musicians and performers on April 24<sup>th</sup>.

OC Film night on 4/20/24 at the Art League.

On Arbor Day you can join in Ocean City Beautification during the Arbor day celebrations on 4/26/24.

Minutes for the February board meeting were approved along with the February treasurer's report.

Ken gave a maintenance report with great detail. Any recent leaks are currently being addressed and resolved. There are also some sprinkler repairs being done and most of the winter projects are wrapping up. Procoat started 3/18/24 on the front of the 5 stack. Please make sure you clear your front balcony. If you have shutters be aware that staff may have to go into your unit and open them to complete work.

Be aware that we will begin sealcoating for the parking lot 5/6/24-5/10/24. During this time parking will be adjusted so that the work can be completed. Signs will be posted and the staff will alert you if your vehicle will need to be moved. This time frame is during assigned parking however staff will endeavor to cause as little disruption as possible so please be patient.

The fire marshal inspection has been completed and we will wait for the report to be received. There are some minimal repairs to be done for compliance. Please note that flammable items should not be on the balcony if storm shutters are closed.

We continue to investigate roofing options that will meet the insurer's requirements for ocean front property. We anticipate that a decision will be made in the near future as we have planned for the roof to be started in 2025.

An engineering analysis of the pool deck was done and demonstrated multiple deficiencies that will require further analysis and repair. The original construction plans from 1972 were reviewed and an analysis of the load carrying capacity was done. The original load for the deck was 80 PSF (pounds per square foot) which met code requirements which we will need to meet necessitating repairs of the deficiencies. The deficiencies are likely a result of overloading and /or corrosion of critical embedded steel reinforcements as noted in the report. A comprehensive evaluation of the entire deck has been approved and we will identify needed repairs to meet code. The deck is safe for use however it will not be able to handle the additional PSF that would be required for a tiki bar.

Jamie alerted the board that a long-time renter would like to be married on the pool deck in September. The ceremony would be held on the deck and then the bride and groom will go to the beach for pictures, no deck reception. The board has requested that the bride and groom cover a liability clause cost. It is anticipated that the ceremony would be brief and not impact owners.

Mr. Jones continues to make the 9400 beautiful, latest project will be a painting refresh for the Chesapeake room. Be sure to check out pool deck bathrooms that have been completed. He also continues to decorate the building for the holidays making it look fabulous for owners and guests.

The next social will be on April 13<sup>th</sup> after the annual owners meeting, time to be determined.

Please visit the 9400-web site so that you can read the bios as well as hear from our two candidates for the board of directors. Both have experience in serving the 9400 and are currently on the board. Electronic voting will be offered for all owners. We will have paper ballot available during the meeting however we will be moving to electronic only voting for 2025. Please continue to send your proxies in so that a quorum can be reached. Voting will be open from March 29<sup>th</sup> until midnight April 12<sup>th</sup>.

Mr. Lampert and Mr. Vargish gave a report on the status of the Tiki bar which will be placed on hold due to the code requirements for the increased PSF for the weight which we cannot accommodate currently. They have however mentioned that we may be able to do some slight renovations to the existing bar area that may be able to serve food and drinks for individuals on the pool deck. They will talk with Coins restaurant to investigate this further.

Mr. Halliday gave an update for communications and currently there is a delay in the fiber installation due to need for city permit. If the permit is not obtained in near future installation will be delayed to the fall so as to not interfere with season. We were also informed that Comcast did increase cable fees 5% which was anticipated per our contract. As a result of the delay for the fiber installation the communications committee will be on a pause with the hopes of resuming once this project is completed. The committee did investigate weekend summer wifi support however minimum cost would be \$1600.00 for intermittent coverage therefore too cost prohibitive.

Mr. Jones gave an update on the status of Wind Turbines being placed in front of our building. It is now projected that the size of Turbines will be 950 feet high and 11 miles off our coastline. What this means to you is that no matter where you are in the building your view will be obstructed. In particular your sunrise will never be the same again. Ocean City is against this and as a result the mayor will be speaking at our annual meeting. The power generated from the turbines will go to Rehoboth Beach which is the only ocean front area willing to let lines come into to their beach. If you have questions and would like to submit in advance of the meeting please send to the office we will try and make sure that they are answered.

A lot of information has been shared within this letter please reach out if you have questions.

Reminders, next board meeting 4/12/24 at 3pm

Annual board meeting on 4/13/24 at 9am you may attend in person to Chesapeake room or via Zoom.