

**9400 Condominium Board Meeting September 21, 2024
9:00AM – 10:05AM**

Minutes – Final

Call to Order (Ms. Nalley)

The Board welcomed Ms. Spencer- Smith and thanked her for replacing Mr. Jones.

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Mr. Lampert, Mr. Vargish, Ms. Spencer-Smith and Mrs. Bishop.

Also in attendance were Mr. Mullinix and Ms. Linebaugh.

Attending in person were Owners of units#1504, #1103 and #901.

Owners on Zoom were from units #2202, # 1607 and # 803.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the minutes from the *June 15, 2024 Executive session* for the Boards approval. (Mrs. Bishop/ Mr. Lampert) Passed unanimously.

Motion: Mrs. Bishop also requested approval for the *July 6, 2024 Board Meeting* minutes. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Motion: Lastly, Mrs. Bishop presented the *August 31, 2024 Executive Session* minutes for approval. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Concerns/Comments- Owners

Mr. Delmar questioned information presented at the Owner's meeting about not being able to seek alternative insurance quotes. He contacted the Attorney General's office and provided a letter to Ms. Nalley related to this information. He also questioned information related to the use of Capital Reserves and referenced HB107. Further clarification will be obtained on these topics.

Treasurer's Report (Mr. Callahan)

Motion: The August 2024 Treasurer's Report was approved by the Board. Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said the leaks are being addressed or have been completed. He added that the hollow wall test for unit #1904 is being scheduled.

Roof

Work on the new roof is to begin October 14th.

Pool

Mr. Mullinix said he will be looking for new companies for the 2025 season as he was not impressed with this years' service provider. He said he will close the pool October 1st and will check for any needed repairs.

Engineering and Technical Consultants (ETC)

Mr. Luke Valentine from ETC and Mr. Mullinix met with PROCOAT to discuss details of the project. He also presented a bid summary from All States, Concrete Protection & Restoration and Consolidated Waterproofing. The bids ranged between \$457,543 and \$542,288. There was discussion on details of these contracts and the Board requested hard dates for project start and end dates before making a decision. Mr. Valentine will confirm dates and said we would need to have a signed contract by October 1st so the permit process could begin. Once this information is confirmed the Board may hold a special meeting so the process can move forward.

Elevator

Mr. Mullinix said the elevator drive has been repaired and we will temporarily notice a slow stop.

PROCOAT

Recertification work on the 2/3 stack and Vent stack will be delayed due to roof work being started.

Office Manager's Report (Ms. Linebaugh)

Parking

Ms. Linebaugh collected \$54,000 in Parking fees this season.

Pool Staffing

No one is on schedule anymore this year.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Spencer-Smith said everything looks beautiful.

Social (Ms. Spencer-Smith)

The social budget is less than expected this year and she said the New Years Eve party would be Owners only and not be a building function.

Security (Mr. Vargish)

Mr. Vargish and Ms. Linebaugh are discussing needs and have nothing to report at this time.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop asked to postpone a policy discussion until next month for the sake of time and today's full schedule.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley said there are many units on the market. Two units closed in the last month - unit #701 and #1506. There are seven units currently for sale – unit #802, #1007, #1601, #1602, #1901, #2007 and #2108.

Election (Ms. Nalley)

Three Open Positions

Ms. Nalley will send a message to Owners to consider running for Board positions.

Construction (Mr. Lampert)

This was previously discussed in the Maintenance Managers Report.

Communications (Mr. Halliday)

HBO

The results of the Owner survey is to keep HBO. Mr. Halliday will resume the Communications Committee to look at alternatives to Comcast.

Modems

Mr. Danson from Landmark has provided three modems for emergencies. They are available in the office.

Connectivity Complaints

Internet speed maxed out in August, there was discussion to increase speed for next season.

Insurance (Mr. Callahan)

Mr. Callahan was absent but he will look at other insurance companies.

2025 Budget

Postponed until next month.

New Business

A solar power rep, Mr. Craig Lynch, will be coming in October to meet with Mr. Mullinix.

Old Business

Mrs. Bishop notes that the Board conducted electronic voting on 7-27-24 to approve Mr. Jones resignation from the Board. She also would like to note that on 8-1-24 the Board voted electronically to accept Ms. Spencer-Smith in filling Mr. Jones position until the next annual meeting.

Reminders:

Next Board Meeting - October 19, 2024 – 9:00AM

Meeting was adjourned at 10:05am