

Condominium Board Meeting

October 19, 2024 9:00AM – 10:05AM

Final Minutes

Call to Order (Ms. Nalley)

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

Mrs. Bishop joined on Zoom.

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

Attending in person were Owners of units #1304, #1803, #1904 and #2202.

Owners on Zoom were from units #403, #404, #803, #1207, #1302 and #1504.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the Board Meeting minutes from the September 21, 2024 for the Boards approval. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Motion: Mrs. Bishop also requested approval for the September 21, 2024 Executive Session minutes. (Mrs. Bishop/ Mr. Lampert) Passed unanimously.

Motion: Mrs. Bishop also presented the September 26, 2024 Executive Session minutes for approval. (Mrs. Bishop/ Mr. Lampert) Passed unanimously.

Concerns/Comments- Owners

No comments

Solar Energy

Mr. Craig Lynch from Community Solar joined on Zoom to explain a solar energy program available to 9400 Owners as a way to save on their electric bills. If any Owner is interested in more information they can contact Ms. Linebaugh.

Treasurer's Report (Mr. Callahan)

Motion: Mr. Callahan presented the September 2024 Treasurer's Report, it was approved by the Board. (Mr. Callahan/ Mr. Vargish) Passed unanimously.

Maintenance Manager's Report (Mr. Mullinix)

Leak Report

Mr. Mullinix said the Owner of unit #605 is working with a contractor for their repairs, Mr. Mullinix will follow up to keep this project moving. He also said the hollow wall test for unit #1904 will be done.

PROCOAT

Mr. Mullinix received a letter of certification approval for stacks 2-3-5 from PROCOAT.

Roof

The roof project has been delayed due to high winds and not being able to use the crane. Mr. Mullinix said netting was installed around the edge of roof to catch flying debris. He said Verizon has been contacted about the roof work being done. Mr. Mullinix is also working on resolving parking issues during this project and will post notices around the building and asked for cooperation from Owners.

Pool

Mr. Mullinix said he is waiting for the pool company.

Engineering and Technical Consultants (ETC)

Mr. Mullinix will have a preconstruction meeting with ETC the week of October 28th.

Elevator

It was suggested to stagger elevator repairs in the off season.

Office Manager's Report (Ms. Linebaugh)

Assessment Collection

Ms. Linebaugh reported she has collected \$592,000 to date, the roof is 50% paid at \$355,000. The amount of \$162,000 is still owed and the deck structure repairs are \$430,000. She added 10 people have not paid their assessments yet with a deadline of October 31, 2024.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Spencer-Smith said we are looking good.

Social (Ms. Spencer-Smith)

Owner Socials will be up to the attending Owners to bring needed items.

Security (Mr. Vargish)

Nothing at this time.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop asked the Board to consider the need for a Violations Policy and details that would need to be included. She will resend the draft policy to the Board for further discussion at the November meeting.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley confirmed there are several units for sale in the building ranging in price from \$379,000 - \$589,000. She does not think this is a result of the current assessments. She also reminded the Board that Coastal Resorts will pay the building \$500 for each unit they sell in the building.

Election (Ms. Nalley)

Three Open Positions

Ms. Nalley will send a message to Owners to consider running for 2025 Board positions.

Construction (Mr. Lampert)

There is nothing new or that has not already been discussed.

Communications (Mr. Halliday)

Modems

Mr. Halliday said the Communications team is back and will have their 1st meeting this week. He also said that Mr. Danson from Landmark provides a 1 year warranty for trouble shooting on modems that he installs versus a 90 day manufacturers warranty. Internet speed will be increased during the summer months going forward.

Connectivity Complaints

Mr. Danson is working on issues as they arise.

Insurance (Mr. Callahan)

Mr. Callahan said he has budgeted for a substantial insurance increase but we will have to see how it plays out. He clarified that the new roof was needed to make us eligible to get insurance, it was not to get a reduction in premium.

2025 Budget

Postponed until next month.

New Business

An Owner told the Board that trash is a problem in the building. He said bags of trash are left outside units or fill up in the trash room. He suggested imposing fines for this type of behavior. The Board will discuss details of a Violations policy.

Old Business

The Board discussed that the use of balcony lights is getting out of hand. Ms. Nalley stated ceiling lights are OK but railing lights are not permitted. She asked the Board to consider how restrictive we want to be on lighting?

Reminders:

Next Board Meeting – November 9, 2024 – 9:00AM

Meeting was adjourned at 10:15am