

## President Letter June

Hello Owners,

We had a great kick off to the summer at our Memorial Day party and we are well into beautiful beach weather for June. There are many events happening throughout the month of June:

June 19<sup>th</sup> Firemen's Parade at 1pm at the inlet

Movies on the Beach in front of the Carousel hotel on 118<sup>th</sup> at 8:30pm

June 22<sup>nd</sup> Ocean city Pride Parade on the board walk 10-12pm

Free kids crafts at the Center for the Arts 94<sup>th</sup> 11am

June 29<sup>th</sup> Free kids crafts at the Center for the Arts 94<sup>th</sup> 11am

June 30<sup>th</sup> Art league of OC guided gallery tour 1pm

Sundaes in the park Northside Park 7-9pm with fireworks at 9pm

July 3<sup>rd</sup> Movies on the Beach in front of the Carousel hotel on 118<sup>th</sup> at 8:30pm

July 4<sup>th</sup> 9400 owners Independence Day celebration 5pm pool deck and Chesapeake room

The board met on June 15<sup>th</sup> here is a summary of the meeting:

Ken was happy to announce no new leaks in the building! The pool is up and running well with the new pool company. We continue to evaluate the structure under the pool deck and hope to move to the next phase of that project. Procoat will be back in the fall to complete work on the 5 stack and will start work on the 2 & 3 stacks as well as the vent stack.

Jamie continues to generate revenue with parking and building usage fees which greatly helps generate revenue for the building. If you have a period of time you are not using your parking spot please let her know.

The 4<sup>th</sup> of July party will occur on the pool deck at 5pm on Thursday the 4<sup>th</sup>. Each stack will be assigned a dish to share the cost is \$10 a person please sign up by June 27<sup>th</sup>.

**If you do not sign up we will not be able to accommodate you as food is planned based on the number of owners that RSVP. Please also wait for folks to go through the line before you load your plate up for a second time. At the last event we had owners load plates and take them to their condos and come back and fix a second plate before other owners had a chance to get any food. We also had several owners with guest show up that did not RSVP and as a**

**result of both we ran out of food. We want to provide enough food so that everyone can enjoy so please RSVP with the office!**

There have been recent problems with renters violating the rules and regulations of the building. As an owner you are responsible for your guests and will be subject to fines if your renters violate said rules and regulations. It has been noted that we have had renters leaving teens alone for a week in their units as well as smoking and bringing pets. Please make sure that the office has contact information for your rental agency in the event of a violation. If a complaint is registered with the office or security the individuals will be removed from the building and you will be responsible for any damages that occur.

There is no smoking in common areas, if you are a smoker please contain it within your unit.

We currently have unit 701 for sale within the building and one-unit, 2107, recently closed for the amount of \$595,000. Your property values remain high and inventory for ocean front units is very low within Ocean City.

Mr. Halliday shared information regarding the completion of the fiber project which has increased our connectivity speed. He also reported that if you have an older router you may need to unplug and reboot for connectivity. It was also reported that Comcast did recently remove some channels and if you want them back you may need to do an additional plan with them directly.

The board discussed the necessary repairs for both the roof and the structural repairs for the pool deck. We have estimates and are looking at a few more details. Final special assessment figures and HOA fees for coming year will be communicated closer to the July 6 Board meeting. We are doing our due-diligence in making sure that we meet the necessary requirements as far as building codes and insurance company requirements. We appreciate your patience while we compile final numbers.

Reminder the next board meeting will be held on July 6<sup>th</sup> at 9am to accommodate the many owners who will be in Ocean City for the 4<sup>th</sup> of July celebrations.

If you have any questions please feel free to reach out to any board member.

The board wishes you all a very happy summer season!

Barb Nalley

President

9400 Condo Association