

Hello Owners,

Time is moving fast as we prepare for the upcoming season. I know many of you are working on your condos and spending time at the beach. There are lots of upcoming events in Ocean City:

Bingo for Seniors at OC Senior center on 41st street from 1-12p.

OC Writers Group at Center for Arts on 3/16 1-3pm.

OC film Night Center for Arts 7-8pm

Saint Patrick's Day Parade 3/16 from 60th street to 45st. begins at 12pm.

Irish Festival will be at 45st along with judging for parade.

Board Meeting on 2/17/24-

Both the minutes and the treasurer's report from January were approved by the Board of Directors.

Ken reported on several projects occurring at the 9400 including the parking lot Sealcoat which is anticipated to start on 5/6/24 and last for 4 days. During this time frame owners/renters will be directed to move their cars as needed. The staff has upgraded the bathrooms on the 2nd floor so please take a look and let us know what you think. In addition, Procoat will start to work on the 5 stack in mid-March. Please make sure that any furniture on front balcony is removed. If you have a bike that has been stored in the bike room please note bikes have been temporarily relocated so that work can be completed. If you have a bike that you would like to donate please let Jamie or Ken know as we plan to donate them to charity. Sprinkler repairs will be done in the coming month which should not affect owners. We continue to review and evaluate potential roof systems/replacement as our roof is 23 years old and we will be required to either replace or potentially install a new system within the next two years.

Jamie is looking to hire two pool attendants for the coming season if you are planning on spending the summer at the beach and are interested or have a teenager interested please let Jamie know.

Committee Reports:

Building Esthetics, as you may have noted Mr. Jones had the 9400 ready for Valentine's Day and has already prepared us for Saint Patrick's Day. He has also arranged for Coastal Resorts to host a social at the annual meeting on 4/13. They have been a wonderful partner for the 9400 and never disappoint when they host a party.

Realty, currently only one unit is listed for sale at the 9400. Beach front property in OC remains very limited and prices remain high. If you are interested in renting your property please consider using Coastal Resorts. As I mentioned they have been a wonderful partner for the building and still have the best interest rates for rental units, and provide onsite coverage for your unit.

Elections will be done electronically again this year. Candidate bios can be viewed on the 9400 website. Candidates are Steve Lampert and Lori Bishop, both currently serve on the board. If you have not returned your proxy please do so as soon as possible so that we can assure a quorum for the annual meeting. The meeting will be held at the 9400 in the Chesapeake room and also will be available on zoom on April 13th at 9:00am.

Construction, as many of you know has been very busy. The board has spoken with Coins restaurant and is investigating the potential of a Tiki bar. The next step is to actually identify if the pool deck can bear the additional load to the structure. The last study for structural load for the pool deck was approximately thirty years ago. The board feels that whether or not we proceed with a Tiki bar we need to do our due diligence in making sure that the pool deck is structurally sound. It is our hope that this will help keep insurance costs down.

Mr. Halliday and his communications committee have worked hard to identify how to best assure wifi connectivity for the 9400. It was recommended that we consider increasing fiber optic lines in the building with Comcast and the board approved the recommendation which should increase connectivity speed into the building. The committee will continue to evaluate communication/cable TV for the building for cost effective enhancements for future service. ***Communications Committee Mission Statement: The 9400 Condominium Board has created an internet and cable TV committee to review current services and suppliers and examine potential cost -effective enhancements to future services. Our committee welcomes owner input on current services or concerns. The Committee will make recommendations to our Board this Summer/Fall.***

It was suggested by a few owners to consider a 9400 Flea market sale. Owners would donate items to sell and all proceeds would go to the 9400. Please share your thoughts on this and if you would be willing to participate.

Reminders:

Next board meeting 3/16/24 at 9:00am it will available in person or via Zoom

April 12th Board meeting 3pm

April 13th Annual owners meeting 9am Chesapeake room and via Zoom

April 13th owners party time will be announced closer to the event.

If you have concerns or comments please feel free to reach out to me or any of the board members.

Barb Nalley

President

9400 Condo Association