

**ORLEANS COURT
BOARD OF DIRECTORS
MEETING MINUTES
September 16, 2023**

Call to Order - The Meeting was held at the offices of Mana-Jit and started at 9:00am. Present were: Jeannie McCoy; Susan Ackerman; Michael McCoy, Keith Remaly, and Keith Warner from the Board; Brett from Mana-Jit; and various owners.

Approval of Previous Minutes – Michael made a motion to approve and Susan seconded. The motion passed unanimously.

Reports

President – Overall owners were not happy with the service provided by the pool company and would like to see a different company perform the work in 2024. The pool area in the northwest corner continues to be an eye sore with overgrown weeds and installing pavers would be a solution to the problem.

Treasurer – Balance of accounts is approximately \$547,000. Moving forward CDs will be laddered when up for renewed. Reserve study indicates accounts are being properly funded.

Management – The west building requires the C-beam be replaced with no safety issues to the building detected. The east building experienced a plumbing backup with unit 322 leaking into unit 222. RYT completed repairs.

Old Business - 2023 summer prep work has been completed. The Bank of Ocean City is working to accept quarterly dues payment for 2024 online.

New Business – A motion was made by Susan and seconded by Michael to begin work on the proposed 2024 budget. The motion passed unanimously. Collection procedure for unpaid condo fees will be discussed in closed session immediately following the meeting.

Recognition of Unit Owners

Correspondence from Owners – Unit 110 has a drywall issue resulting from ongoing construction project in northwest corner and it will be addressed following completion of the repair work. Unit 321 indicated the landscaping needs to be watered by hand as several plants did not survive the summer and noted the owner's list needs to be corrected. Unit 326 indicated that while no roll call was taken at annual meeting, the proxies were not counted, and a unit number was not identified in the minutes the Board approved the minutes. Unit 210 wanted to know when the northwest construction issue would be completed. Unit 110 also indicated there was a problem closing the unit door.

The next Board meeting will be held November 11, 2023, at 9am.

Adjourn – Meeting was adjourned.