

**ORLEANS COURT  
BOARD OF DIRECTORS  
MEETING MINUTES  
November 17, 2023**

**Call to Order** - The Meeting was held at the offices of Mana-Jit and started at 2:00pm. Present were: Jeannie McCoy; Susan Ackerman; Michael McCoy and Keith Remaly from the Board; Sean from Mana-Jit; and owners from units 320 and 326. Brett Staley participated via telephone. Jeannie and Michael arrived a few minutes late.

**Approval of Previous Minutes** – this was tabled until the March meeting.

**Reports**

**President** – Work continues on the west building and should be completed by the end of the year. Inspection of the north and east buildings will be conducted upon completion of the west building work. A letter reminding owners of their responsibilities to winterize their units will be included with the mailing of 2024 payment coupons.

**Treasurer** – There is \$134,007 in the operating fund and \$348,474 in the two reserve funds. Settlement from a unit in arrears netted \$89,000. Three new CDs will be purchased on a staggering (laddering) basis (30 day, three months, seven months) with an interest rate of 4.15%. Balance of all accounts as of September 30 is \$565,068.

**Management** – The west building requires a new 8 foot I-beam be installed. Once installation is completed repairs to damaged units will commence. Concrete will be poured to repair the damage at the stairs onto the property from street level. The north and east building will be inspected to determine if similar issues exist within their foundations. The plantings in the northwest corner of the pool area will be removed and concrete will be installed. Patio furniture will be stored when no longer used by owners.

**Old Business** - Any unit owner whose account is more than \$2,500.00 overdue will be sent to the attorney for collection.

**New Business** – A motion was made by Susan and seconded by Michael to approve the proposed 2024 budget. The motion passed unanimously.

**Recognition of Unit Owners**

**Correspondence from Owners** – A letter was received from unit owner 326 and within the letter was a request that it be read into the minutes. Rather than read the letter the President stated it would be attached to the minutes. The other Board Members and unit owner 320 disagreed with this decision.

The next Board meeting will be held March 16, 2024, at 9am.

**Adjourn** – Meeting was adjourned.

**Leon Roy Rickards  
207 Thrasher Way  
Salisbury, Maryland 21804**

**September 18, 2023**

**Orleans Court Condominium Association  
%Mana-Jit  
4100 Coastal Highway  
Unit 104  
Ocean City, Maryland 21842**

**Att: Board of Directors**

**Re: BOD Meeting, September 16, 2023**

**Dear Directors:**

**First, congratulations' to Jeannie and Keith, as to their recent election to the board of directors. Jeannie in my option your first meeting as President was conducted with professional decorum. Also, I am sure Keith will perform his responsibilities as Secretary in the same manner. In addition, it should be noted, the association now has a very competent individual with Michael McCoy as Treasurer.**

**I only have one suggestion, since the directors only have meetings four times a year and the dates are well established timely before the meeting date, there is no reason for directors not attending the meeting. If a director can't plan and schedule to be at all meetings, they should step down as director and give another owner that wants to participate, the opportunity to serve in the governess of the association.**

**Secondly, I was dismayed at the disruption of the meeting by [REDACTED] and his assault on [REDACTED], Attorney in Fact representing [REDACTED] and Unit 109. [REDACTED] was late for the meeting, he entered the room, did not make any statements for being late, as the directors were in discussion. He looked for a vacant seat and headed for same. Before [REDACTED] arrived at the vacant seat, [REDACTED] got up and confronted [REDACTED]. [REDACTED] was waving his finger in [REDACTED] face, and stated [REDACTED] could not be at the meeting and he was going to call the police, [REDACTED] then addressed [REDACTED] to show and give the order from the court to [REDACTED]. [REDACTED] review the document, and stated it was not signed by him. [REDACTED] state [REDACTED] had a copy of the signed document, along with other remarks about the day in court. [REDACTED] asked [REDACTED] to leave the meeting and [REDACTED] did so without comment.**

[REDACTED] outburst and disruption was not part of association business and should never have taken place. Since the meeting I have had an opportunity to review the court order referenced by [REDACTED], in my opinion [REDACTED] wrong in assaulting [REDACTED]. The order states (No Contact with [REDACTED], remain law abiding) [REDACTED] was not attempting to contact [REDACTED] he was only at the meeting as [REDACTED] Attorney in Fact, looking out for her interest in Unit 109 of our association. He was not interested or attempting to make contact with [REDACTED]

I respectfully request this communications be read at the next Board of Directors Meeting, in order that it may be memorized in the records of the association.

I want to wish all the directors and officers smooth sailing in the governness of our association during the coming year.

I intend on attending all future meetings during the coming year with weather and health issues permitting.

Regards,

*Leon Roy Rickards*

Leon Roy Rickards  
Unit 326