ORLEANS COURT

BOARD OF DIRECTORS

MEETING MINUTES

September 12, 2026

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Call to Order: The meeting was held at the offices of Mana-Jit and started at 0900. Present were Susan Ackerman; Michael McCoy; and Nick Geidel from the Board, and Brett Staley from Mana-Jit and owners from units 315, 328, 203, 223, 320, 108, 209 were in attendance as well.

Approval of Previous Minutes: Discussion on the minutes were had. No comments, changes, or additional feedback was provided for the previous meeting minutes dated March 13,2026 A motion to approve the minutes was made by Micheal McCoy, and seconded by Nick Geidel. The motion passed unanimously.

Reports:

Management:

- Significant water damage occurred in unit 106 due to a leaking main water valve, requiring extensive repairs.
- Aging infrastructure, including 50-year-old cast iron pipes, necessitates phased replacement starting with crawl spaces.
- Pool furniture and fire alarm panel replacements are reserve expenses, not operational.
- Discussion on modernizing phone and elevator systems to cellular technology to reduce costs and improve reliability.
- Unit #108 needs to remove lights strapped to the unit's deck
- Bike racks are being utilized; however, a clean-up, disposal and relocation activity is needed. We talked about moving the bike racks from the current location and placing them in the West end parking lot at the back two parking spaces. We discussed sending a communication out to all tenants stating we will be relocating the bike racks by end of year, and that all bikes should be removed by 12/31, so this activity can take place. All bikes not removed will be cut off and disposed of properly.
- Smoke detectors – need to replace all 84 unit models this year, and we should send out a building wide message 1-2 months prior to us completing this effort. We will also need access keys to all units to ensure all smoke detectors have been replaced.

- Unit 110/210/310 continue to have settlement issues. We have looked at estimates to fix, and we've even tried to prevent it from settling more, but the issue is still present.
- Retain Home Paramount for pest control purposes. Other bids acquired were significantly higher, and unreasonable compared to Home Paramount.
- Pressure washing and walkway cleaning scheduled, with some areas needing more attention.
- Emphasis on communication with residents about rules and responsibilities, including winterization and emergency access.

Treasurer:

- Entire group reviewed the Treasurer's report stating:
    - $47K in Operating Account
    - Total Cash is $637K
    - Total Reserve Cash is $539K
- Discussion on dues increase was briefly considered, stating that a minimal increase would more than likely be realized due to increase in labor and material costs on vendors and contracts in place
- CDs and reserve accounts earn interest rates between 2% and 4%, with some maturing soon.
- Interest income is taxed at 30%, affecting budget planning.
- Insurance claims and deductibles discussed, with a proposed increase in deductibles from $10,000 to $25,000 for water loss due to repeated claims.
- Budget includes overages in insurance and maintenance, with a minor increase projected to cover recent losses.
- Pest control and other service contracts reviewed, with some potential cost savings discussed.
- Proposed budget to be finalized and sent out with a 30-day review period before approval.

President:

- 2027 Budget prep was discussed and completed at the meeting. New 2027 projections for the budget totaled $266,978
- Next board meeting scheduled for November 6th at 4 p.m. to discuss budget and other issues.

- Bylaws prohibit modifications without board approval; past attempts to amend bylaws regarding washers and dryers in units failed. Plans to review bylaws and consult with attorneys for clarity on enforcement and amendments.
- Discussion on rental licenses and compliance with local regulations; some units renting without proper licenses.

Recognition of Unit Owners:

- #108: Renter behavior was very evident this year with multiple incidents at the property. Chairs were being used as diving boards, Kids in the deep of the pool that had to be rescued, Dogs in the baby pool, Children using chairs to open the latch gate to the pool, Outside people not staying on property using the pool and then getting in cars and driving away, Woman cut her foot in the pool area on glass and had to call paramedic's. Some Owners don't have a rental license according to the Ocean City public records.
- #209: Nothing
- #203: Nothing
- #223: Washer bi-laws and replacing pipes in units that are 50+ years old and what can be done to resolve or inspect and fix.
- #320: limit units to 2 bikes on the rack once moved to new location

Adjournment: Motion to adjourn was made by Susan Ackerman and seconded by Michael McCoy. Vote to close the meeting passed. No objections and the meeting was concluded at 1036