

ORLEANS COURT CONDOMINIUM
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BOARD OF DIRECTORS MEETING MINUTES
Monday, November 24, 2014

I. CALL TO ORDER

President Neal Jarvis called the meeting to order at 3:00pm at the IHop located at 15004 Baltimore Ave, Laurel MD. Board members present were Craig Smith (224), Andrea Hutt (101) and Neal Jarvis (320). Membership packets included a Meeting Agenda and a few printed copies of emails previously received electronically. Owners present were Sid King (112), Magteld King (112), Leon Rickards (326), also Paul Hill (324) and Janet Hill (324) arriving late during the Treasurers Report.

II. APPROVAL OF PREVIOUS MINUTES

The meeting minutes from the November 8th Board of Directors Meeting were tabled until our next meeting. Craig felt since he was not in full attendance of that meeting he could not attest for the full minutes.

III. REPORTS

A. President's Report

1. Neal gave a brief report on the several correspondences he has had over the topic of unit #324 between the Board, he and Jim Almand and the response given by Janet Hill about the removal of the louvers on the Heating and Air-conditioning at her unit. He informed the board that Jim Almand was told the board would proceed with any action necessary to reinstall louvers at the full expense of the unit owner.

B. Treasurer's Report

- Special Assessment Account: \$10,043.87
- Operating Account: \$44,240.06
- Reserve Account: \$134,957.24

Special Assessment Account needs to have \$38,853.30 for credits to owners whose unit paid into the Special Assessment Account

Legal expenses of \$21,745.22 were paid out previously and will be returned to bring the account back up so credits can be made.

C. Management Company

None

IV. OLD BUSINESS

Discussion was had to determine the best method to disperse the credits to the current owners whose units paid into the Special Assessment account by court decree. It was believed that only 82 of the 84 units paid in.

The debate was whether to have a Special Assessment to cover the legal expenses that were incorrectly paid out of the account that went against the court decree or to vote to increase the current budget by roughly 15%.

It was noted that at the time the legal expenses were paid it was believed that the funds were being properly paid from the Special Assessment account.

Leon Rickarts questioned at a previous meeting if the payments were proper. So the Board again requested advice from legal council and accountants. The decision was made to return the monies paid out of the account for the legal fees already paid. This now would create a shortfall in our current budget.

Craig Smith made a motion to refund a credit to the unit owners per the court decree. Andrea Hutt seconded the motion and a vote was taken where it passed unanimously.

Craig Smith made a motion to have a Special Assessment to cover the legal expenses incurred defending the Boards right to finish the construction that was started when the original Special Assessment was made to renovate the courtyard.

Andrea seconded the motion and with no further discussion a vote was had with a unanimous vote for a Special Assessment to bill all 84-unit owners to cover the legal fees.

V. NEW BUSINESS

None

VI. RECOGNITION OF UNIT OWNERS

Leon gave Neal a note with the name of three elevator companies who provide services in Ocean City. They are the following:

Otis Elevator Corp
10210 Industrial Park Lane
Bishopville, Maryland
410-352-5316

Thyssen Krupp Elevator
11615 ½ Coastal Highway Suite D
Ocean City, MD
410-520-0022

Accurate Elevator
1208 N. Schumaker Drive
Salisbury, MD 21804 410-860-5844

Leon also noted that he was supportive of much of what Craig, Andrea and Neal had to say at tonight's meeting.

Janet Hill spoke of issues dating back some 7 years of things she believed happened to her unit during the renovation. She was not pleased to me told to return the exterior louvers for the heating and cooling unit.

Leon and Andrea both stated they are aware of what is the proper equipment for heating and cooling for thru the wall service.

Janet Hill questioned the new Lockboxes in the laundry rooms. She asked why we couldn't have US Mail boxes. She was informed that US Mail boxes had been discussed at

several meetings and it was voted down. She then touched on the topic of handicapped parking.

Sid stated that he wanted to address the parking question so Janet allowed Sid to have the floor on the parking topic.

Janet agreed to send Neal make and model numbers for her heating and cooling units. Neal agreed as a courtesy to research their proper installation requirements.

Sid stated he made an official complaint to HUD because of a letter he sent to the president regarding parking was unanswered.

Neal told Sid the board is now aware of the letter and the HUD complaint.

Neal stated the parking committee should be the one to make the suggestions to the Board of how to handle the addition of handicapped parking.

Neal mentioned that Sid is a member of the Parking Committee and he could be taking action.

Sid said he didn't feel the committee was doing anything and said he felt the Board should make them meet.

Neal said that it is the committee's job to decide when and how to meet.

He said that the Parking Committee was notified about this Board meeting, as well as the November 8th meeting. Though no committee member attended the November 8th meeting and Sid was the only committee member at this one.

VII. ADJOURNMENT

Andrea made a motion to adjourn at 5:14pm, and Neal seconded, and the motion carried unanimously.

--Neal F Jarvis