

**ORLEANS COURT OWNERS MEETING
MEETING MINUTES
Sunday September 29, 2013
DRAFT**

I. CALL TO ORDER

President Craig Smith, called the meeting to order at 10:00 a.m. at the offices of Mana-Jit, Inc., 4100 Coastal Highway, Unit 104, Ocean City MD 21842. Board members present were: David Wessels, Andrea Hutt, Rob Dittler and Barry Bleiweis. Brett Stanley, of Mana-Jit was also in attendance.

Owners present were: Paul Morganstein, unit 227; Sid King, unit 112; Carol Morganstein, unit 227; Leon Roy Rickards, unit 326; Neil & Virginia Jarvis, unit 320.

II. APPROVAL OF PREVIOUS MINUTES

Andrea Hutt made a motion to approve minutes of the July 23, 2013 BOD Meeting. Rob Dittler seconded the motion and the minutes were approved.

III. RECOGNITION OF UNIT OWNERS

A. Introductions were made.

B. Correspondence from Owners

A guy had a fall on the property, claiming because he tripped/fell that it's the associations liability responsibility that the insurance company should handle it. An insurance company adjuster will look at it and see if there is any liability on the associations part.

IV. REPORTS

A. President's Report

1. Stair coding is schedule this year. It's planned for October 15th. All four stairwells plus rust removed and drains put in.
2. Discussion on warning stripping on stairs.
3. Mr. Chambers had a fall on the back stairs. The insurance company is aware of the incident and Brett is on top of it.
4. Wifi is still an issue. Barry is look into other companies.
5. Law suit on parking spaces is scheduled for trail on September 30, 2013.
6. Jim Almand to pursue full collection or legal options on Unit 318.
7. Discussion on how to handle delinquent owners in closed session.

B. Treasurer's Report

1. Balances in bank accounts as of September 27, 2013.
 - a. PNC Special Assessment Account: \$60,533.32
 - b. Operating Account: \$12,625.44
 - c. Reserve Account: \$102,862.90
2. Accounts Receivable \$100,480.38 for properties we have a lien on. (Units 318 & 222)
3. July 24, 2013, Brett transferred \$15,191.50 to the reserve account for the 2nd & 3rd quarters and one more quarterly transfer in October.

C. Management Report

1. Working on stair coding.
2. Barry is working on Wifi issues.
3. PNC has stopped collecting condo payments as of this quarter. The switch needs to occur between now and the end of the year to Bank of Ocean City who is still honoring condo checks. Will look into banks to move all accounts.
4. Letter to go out to owners making them aware of this change.

V. OLD BUSINESS

1. Investigation Wifi issues, we have two quotes from vendors.

VI. NEW BUSINESS

1. The Orleans Court sign needs to be replaced or repaired. Brett will look into costs for both.
2. Mailboxes for the condo were discussed. Each unit would need one. The cost is between \$5,000-\$10,000 plus installation fees for a building our size.

Barry made a motion to approve \$10,000 for 84 mailboxes. No one seconded the motion.

Brett will get more information on mailboxes and will discuss again at next BOD meeting.

3. Barry purchased two new umbrella bases for tables in courtyard that have tipped over. Discuss at next meeting cost for additional furniture or replacement parts,
4. Discussion on changing all bank accounts.

Craig Smith made a motion to move all bank accounts to Bank of Ocean City. Rob Dittler seconded the motion and all agreed.

5. Craig Smith made a motion to continue pool contract for the 2014 season with Resort to Us Pool Company. Rob Dittler seconded the motion and all agreed.
6. Discussion on status of water in basement. Bret said sump pump has been replaced. Need to monitor for any new build up. Leon asked about water leaking from interior piping system. Craig said common area and condo association has repaired with PVC (In the future cast iron).
7. Barry suggested a 5% increase to condo fees. Discussion on amount needed to maintain building per study. Brett said 10% minimum to catch up.

Rob made a motion for a 10% increase in condo fees and Dave Wessels seconded the Motion and all agreed.

- 8 Went over budget for 2014. Rob Dittler made a motion to approve budget and Andrea Hutt seconded the motion and all agreed.

VII ADJOURNMENT

Board went into closed session..