

ORLEANS COURT BOARD OF DIRECTORS MEETING MINUTES
June 5, 2010

I. CALL TO ORDER

President Craig Smith called the meeting to order at 9:08 AM at the offices of Mana-Jit, Inc., 4100 Coastal Highway, Unit 104, Ocean City, MD, 21843. Board Members present were: Craig Smith, John Bleiweis, Andrea Hutt, Jim Mills and Steve Turnbaugh. Brett Staley of Mana-Jit was in attendance. Owners and others present were: Howard Levin, Unit 102, Cornelius Kelliher, Unit 310, Jim McGrath, Unit 124, Sid King, Unit 112, Leon Rickards, Unit 326.

II. APPROVAL OF MINUTES

The minutes of the March 6, 2010 Board Meeting were distributed and reviewed. The minutes were amended to state that "Per the 2008 Owners' Meeting minutes and resolution, the excess of membership income over expenses is to be applied against the next tax year member assessments." A correction was also made to the Treasurer's Report total. Steve Turnbaugh moved and Andrea Hutt seconded a motion to approve the minutes as amended. The motion was carried by a unanimous vote. The minutes will be posted on the website.

The minutes of the May 15, 2010 Board Meeting were distributed and reviewed. This was the organizational meeting that took place immediately following the annual Owners' Meeting. Jim Mills moved and Steve Turnbaugh seconded a motion to approve the minutes. The motion was carried by a unanimous vote. The minutes will be posted on the website.

John Bleiweis was requested to contact the Webmaster to update the website more promptly.

III. REPORTS

A. President's Report

1. Craig Smith reported that Jim Almand, the condominium attorney, has been contacted by an attorney representing the delinquent owners of Unit 222 who would like to discuss settling their debt.
2. Craig has made initial contact with an attorney by the name of Joe Moore to discuss the utilization of the driveway to expand the courtyard.
3. Craig indicates that some owners believe that the owners need to vote to approve the courtyard renovation. Craig states that this is not true, as this vote was already taken in 2007.

B. Treasurer's Report

Andrea Hutt reported the following Bank Account Balances:

PNC Operating Account Balance as of 6/5/10: \$ 57,322.35

BBT Reserve Account Balance as of 3/6/10:	\$ 33,862.73
BBT Special Assessment Account Balance as of 3/6/10:	\$ 43,979.38

1. Andrea created a working document for use in calculating owner percentages of amounts for reimbursements, regular assessments (dues) or special assessments.

C. Management Report

1. Brett replaced trash bin lids, obtained new flags and requested approval for payment of the PKS bill.
2. Brett has collected what we hope is the final set of punch lists to submit to Lindman and BRS.
3. Brett has the new Comcast contract for Craig to sign.
4. Jim Mills agreed to work with Brett on new signage for the courtyard.

IV. OLD BUSINESS

1. The status of the courtyard was discussed. There is no urgency to proceed until after the summer season. We will obtain quotes for both the expanded version of the courtyard and the unexpanded version.
2. The quotes will be used to determine the assessment that will be needed.
3. There was further discussion regarding Unit 222 and what the Board should tell Jim Almand to negotiate regarding their debt. The Board agreed that Mr. Almand should be told to negotiate away no more than \$7,000. of the \$46,000. Bill.
4. There was continued discussion regarding how to refund excess 2009 operating funds to everyone. Sid King was appointed to chair a committee to find out which owners sold their units in 2009 and would therefore need a refund mailed to them. Other owners will have a credit applied to their current account and will be notified not to pay their October 1, 2010 bills.
5. Jim McGrath was asked to continue to chair the Courtyard Committee and to proceed to obtain two quotes, for the expanded and non-expanded versions.
6. The washing machine issues have been resolved but the laundry room floors need re-tiling and they along with the elevator need to be sprayed to reduce bad odors.
7. It was agreed that Craig will deal with BRS concerning both the punch lists and obtaining a refund for the damaged pool cover.

V. NEW BUSINESS

1. Punch lists were received from units: 324, 217, 303, 112, 211, 314, 126, 206, 109 and 223. Brett will put these on a spreadsheet and send them to the BOD and to Blake of REI. Blake will deal with Lindman and BRS.
2. The Comcast contract was signed by Craig.
3. The budget for the Spring 2010 planting was exceeded. \$500. was budgeted and \$850. Was spent.
4. Unit 209 sent in a notice that they acquired a dog.

5. Jim Mills asked if a renter can grow herbs in pots in the courtyard. The BOD approved.

VI. RECOGNITION OF UNIT OWNERS

1. Sid King, Unit 112 provided critical comments concerning the courtyard expansion, distribution of minutes and reserve fund allocations.
2. Leon Rickards, Unit 326 also commented on the minutes, pool covers, bike racks and asked questions on the change order for the roof. It was re-iterated that Lindman was responsible for the big pool cover. Leon was told by Brett that we had replaced the bike rack damaged by Lindman at a cost of \$390.

VII. ADJOURNMENT

Jim Mills made a motion to adjourn. Steve Turnbaugh seconded the motion which was approved unanimously. The meeting was adjourned at 11:04 AM.

There was no date set for the next Board Meeting.