

# ORLEANS COURT BOARD OF DIRECTORS MEETING MINUTES

September 11, 2010

## I. CALL TO ORDER

President Craig Smith called the meeting to order at 10:05 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: Marie Torosino, Unit 208, Carol Morganstein, Unit 227, Jim McGrath, Unit 124 and Sid King, Unit 112.

## II. APPROVAL OF MINUTES

The minutes of the June 5, 2010 Board Meeting were distributed and reviewed. Steve Turnbaugh moved and Jim Mills seconded a motion to approve the minutes. The motion was carried by a unanimous vote. The minutes will be posted on the website.

The draft minutes of the May 15, 2010 Annual Owners' Meeting were distributed and reviewed for accuracy so that they could be posted on the website in draft form. No discrepancies were noted. The minutes will be posted on the website.

## III. REPORTS

### A. President's Report

1. Craig Smith reported regarding Unit 222 that the settlement offer on their outstanding debt that was made by Jim Almand, the condominium attorney, has been rejected. Since the condominium as won a judgment against them, we may be going to court.
2. Craig reported on a discussion with attorney Joe Moore regarding the utilization of the driveway to expand the courtyard. There is conflicting language between the Master Deed and the plat, so the attorney will file to get a judge's opinion.
3. Regarding the completion of the renovation punch list work, BRS and Lindman will be starting on Monday.
4. The refunds to owners from the 2008 budget surplus have not been issued yet. Sid King was supposed to find out which former owners were due refunds and he resigned from that assignment. A letter was received from the Roland's, who sold their unit, regarding this refund.

### B. Treasurer's Report

Andrea Hutt reported the following Bank Account Balances:

PNC Operating Account Balance as of 9/10/10:	\$ 60,251.80
BBT Reserve Account Balance as of 9/10/10:	\$ 33,930.33
BBT Special Assessment Account Balance as of 9/10/10:	\$ 44,566.26

1. Andrea Hutt reported on services charges based on low balances and sending multiple statements. She successfully resolved most of these issues, and in the future she will forward the statements to Mana-Jit.
2. So far this year, interest earned has been \$193.93.
3. Payment has not been received this month from Unit 318.

### **C. Management Report**

1. Brett reported that the first floor laundry room floor has sunk and needs to be replaced. There was a discussion and Brett was asked to proceed to have it done.
2. The internet service went down a couple of times and excessive laundry room heat may be a cause. Brett was asked to install an exhaust fan controlled by a thermostat.
3. Brett reported on a cast iron drain pipe that broke, which was a common element and the responsibility of the condominium to repair. The pipe caused a leak from unit 208 into 108 but there was minimal damage. Total repairs were on the order of \$850.
4. A discussion took place on power washing. It was decided to power wash the walkways the first week in October and to do the back walls in May. At that time the owners will need to be notified to move things inside.

### **IV. OLD BUSINESS**

1. The punch list work will be starting.
2. The refund due owners from 2008 will be turned over to PKS to find out who sold their units and needs to be mailed a refund. Current owners will have their accounts credited.
3. The management fee refund we are due from L&N has still not been received. The matter will be turned over to Jim Almand to try and collect.

### **V. NEW BUSINESS**

1. A discussion took place regarding the courtyard, but it was agreed that we would not proceed until the legal ruling is obtained.
2. There was another discussion about trying to obtain bids to redo the courtyard in its unexpanded state. Craig stated that the bidders want to wait until we have firmly decided to proceed one way or the other, before giving us another bid.
3. Craig brought us the subject of a replacement study and when should we do it. It was decided to do it next year, after the courtyard is complete. It will probably cost around \$5000. and take 3-4 weeks to complete. We should budget for it next year.
4. The 2011 budget was reviewed in detail, line by line, with the result being that it will be about the same as last year. The budget will be sent out for review by the owners this coming week.

## **VI. RECOGNITION OF UNIT OWNERS**

1. Sid King, Unit 112 complained about the website, specifically that some of the information is obsolete, and that the Rules and Regulations have not been approved.
2. Carol Morganstein, Unit 227 asked about when the minutes were posted on the website and asked about the approximate amount of the assessment. Craig Smith replied that he expected the assessment to be around \$5,000.

## **VII. ADJOURNMENT**

The next Board Meeting was set to be Sunday, November 14, 2010 at 10 AM at Mana-Jit.

Andrea Hutt moved to adjourn. Jim Mills seconded the motion which was approved unanimously. The meeting was adjourned at 12:54 PM.