

ORLEANS COURT ANNUAL OWNERS MEETING MAY 19, 2012

I. CALL TO ORDER

President, John Bleiweis, called the Annual Owner's Meeting to order at 10:05 a.m. at the St. Peter's Lutheran Church, 10301 Coastal Highway, Ocean City, MD 21842. Present from the board were President John Bleiweis, Vice President Jim Mills, Treasurer Andrea Hutt, Secretary Steve Turnbaugh, and Officer Barry Bleiweis. Brett Staley of Mana-Jit, Inc. was also in attendance.

II. ROLL CALL

Brett Staley proceeded with the roll call. It was determined that 51 owners were either present or were represented by proxy. This represents a quorum, consisting of 60.7% of the 84 units.

III. APPROVAL OF PREVIOUS MINUTES

The Annual Owner's Meeting Minutes of May 21, 2011 were distributed and reviewed. There were no corrections. Brenda Wolfe, Unit 301, moved to accept the minutes. Marie Torosino, Unit 208, seconded the motion and the minutes were approved by a unanimous vote of the owners.

IV REPORTS

A. President's Report

1. Jim Mills and Brett Staley posted new signage in the courtyard.
2. The basement was cleaned out and power-washed post summer season 2011. John said by fixing the pipes to the pool, (under concrete in courtyard), it had a residual effect of keeping water out of the basement.
3. Over the past year, the board voted to ban smoking in the courtyard and the common areas, (walkways and stairwells). Smoking is permitted in units, on private balconies and in the parking lots.
4. The board voted by a 4-1 margin to move the bike racks to covered mulched areas.
5. The board asked the owners to remove all floormats from the common walkways.

6. Orleans Court won the Ocean City beautification prize for condominiums in June 2011. John thanked Howard Levin, Unit 102 and Rob Dittler, Unit 220 for submitting us to the contest.
7. John said the resurfacing/recoating of the parking lots was just completed.
8. Punch list items have been worked on in the courtyard over the past year. These are items that were left over from the renovation project. The basement stair cover and fence around transformer were replaced.
9. John said approximately 88% of the unit owners voted in favor of straightening out the south side parking lot issue. Nine percent voted against. It is expected that Jim Almand will proceed forward with the issue in court.
10. John gave a run down of the 6 unit owners that did not pay the original large assessment from 5 years ago. Two of the six filed for bankruptcy. One outright walked away from the unit. These three units have since been re-sold. The fourth unit finally paid the large assessment but then did not pay the smaller assessment. They then stopped paying condo fees and the association is now foreclosing. The fifth unit was given payment terms. That unit owner fell on hard times and stopped paying on loan and condo fees. The fifth unit is still paying mortgage and due to a change in Maryland Laws, it would be costly to foreclose on this unit. The sixth unit is going to mediation the first week of June. Association has a lien on this unit and unit owner's property in Delaware.
11. John asked everyone to update their email addresses and phone numbers with the management company.

B. Treasurer's Report

See Report

C. Management Report

Brett Staley of Mana-Jit gave a brief summary.

1. Brett worked with Jim Mills on the signage in the courtyard.
2. Brett worked with Steve Turnbaugh on power-washing and clean up of the basement.
3. Brett worked with Craig Smith, John Bleiweis, the board, and All States on punch list items.
4. New hatch on basement door has been installed. Water at bottom of basement

steps should subside.

5. Jim Almand, John Bleiweis and Brett Staley have been working on associations legal issues.

D. Reserve Study

Barry Bleiweis headed up Reserve Study. Barry said we solicited bids from 3 different engineering firms. Miller and Dodson out of Annapolis was selected. They were highly recommended by Mana-Jit. Miller and Dodson started by walking the property. A Replacement Reserve Study is a complete inventory of all the components of our building, (the condition). They look everything on the property over which includes the age and condition of roof, siding, doors, windows, basement, railings, courtyard, parking lots and so on. They know how long things will last and determine how to save money over the years in order to avoid heavy special assessments in the future. Barry said based upon the Cash Flow Method, it is recommended Orleans Court save an extra \$45,219 annually or \$538.00 per unit annually over the next 30 years. It seems condo fees may have to be raised in order to increase funds contributed to the Reserve Account. This is something the board will have to consider moving forward. Of particular concern is the elevator. We then went to Delaware Elevator and asked them to do a thorough evaluation of the elevator. Delaware Elevator came back with a plan to work on the elevator over 4 phases. This would prevent a front-loaded heavy initial investment from having to occur. Barry said the elevator has been doing pretty good considering that it is 40 years old.

V. OLD BUSINESS

There was no old business mentioned.

VI. NEW BUSINESS

1. Jim Mills asked owners to be vigilant in watching over their and also their neighbors units. This stemmed from an incident in Unit 311 where people had actually broken into the unit and were living there for some time during the off-season.

There was no other new business

VII. RECOGNITION OF UNIT OWNERS

A. Correspondence from owners - there was no correspondence.

B. Those in attendance with matters to bring before the board.

1. Leon Roy Rickards, Unit 326, stated that he thought John Bleiweis had done a very good job as board President and nominated him to run again. John thanked

Leon but said after 6 years he needed to take a break from the board.

VIII. ELECTION OF BOARD MEMBERS

Five people accepted nominations to run for the board. Three owners and two non-owners. Those nominees were Craig Smith, Dave Wessels, Sid King, Earl Roland and Valerie Owens. Craig Smith and David Wessels won the election.

IX. ADJOURNMENT

Paul Schnitman, Unit 207, made a motion to adjourn the meeting. Brenda Wolfe, Unit 301 seconded the motion and all agreed. The meeting was adjourned at 11:49 a.m.