

**ORLEANS COURT BOARD OF DIRECTOR'S
MEETING MINUTES
Saturday Aug 4, 2012**

I. CALL TO ORDER

Vice President, Jim Mills called the meeting to order at 10:15 a.m. at the offices of Mana-Jit, Inc., 4100 Coastal Highway, Unit 104, Ocean City, MD 21842. Board members present were: Craig Smith, Barry Bleiweis and Andrea Hutt, Jim Mills and David Wessels. Brett Staley of Mana-Jit was also in attendance.

Owners present were: Kermit Keppler, Unit 107; Sid King, Unit 112

II. APPROVAL OF PREVIOUS MINUTES

The meeting minutes from June 9, 2012 were reviewed. Barry Bleiweis made a motion to approve the June 9, 2012 BOD meeting minutes. Jim Mills seconded the motion and all agreed. The June 9, 2012 meeting minutes were approved.

III. RECOGNITION OF UNIT OWNER

A. Those in Attendance with matters to bring before the Board.

Mr. Keppler spoke about a letter he sent to Craig regarding the bicycle racks outside his unit. Since live plants can no longer be put in the mulch bed, he would like us to put artificial plants in that area, and move the bikes elsewhere. Craig would like to see us erect a shed roof outside of Andy's unit in the future, but that can't be done right now.

Mr. King requested an update regarding the parking lot issue. His request to re-open the issue for discussion from the beginning was duly noted.

B. Correspondence from Owners

Barry had an elaborate discussion with Ed Chambers, unit #109. He claims to represent Haller, but he is not an owner of record and has no legal standing. He had the fire marshal come out and the ADA representative. Residential housing units are not required to be ADA compliant. He has an issue with parking behind of Remington's unit. It is not a fire lane, but to pull up right up behind someone's balcony and preclude their access from their unit is not acceptable. There is no reason why he can't let Norma Rae off and then move his car to a designated parking space. This is a non-owner interfering with an owner and it is not acceptable. If he continues, then his car will be towed. Brett intends to send a cease and desist letter tomorrow morning from contacting this office. He has sent threatening emails and he is sick and tired of it. This is not new. This has been going on with Ed Chambers for many years, and is nothing new.

Chambers also had all kinds of complaints about the pool not getting locked at night. There were skinny dippers in the pool. The hours and the rules are posted, so we have exercised due diligence. The board does not intend to hire a 24 hour security guard.

IV. REPORTS

A. President's Report

Jim Almand will be instructed to foreclose on the Young's Unit #222 in both Maryland and Delaware. This situation has been going on for 5 years. Their best offer at the settlement was to pay their regular assessment of \$8,000. A counter offer was made which they rejected.

B. Treasurer's Report

1. Balances in bank accounts as of August 3, 2012:
 - a. Special Assessment Account: \$ 67,410.23
 - b. Operating Account: \$ 22,176.39
 - c. Reserve Account: \$ 85,141.23
2. \$38,768 deposited into reserve account from operating account on July 17, 2012. This was the amount transferred from reserve to operating the year before to cover unbudgeted 2008 excess membership reimbursement.
3. Quarterly transfer of \$4744 deposited into reserve account from operating account on July 17,2012
4. Landscaping invoices have come in for a total of \$2,650. \$700 was for the plant material and labor for the new containers on the south side of the masonry wall. \$1,950 was for all landscaping work done in the courtyard and pool area since last fall which includes trimming trees, fall clean up, spring cleanup, mulching, plant material and labor. Brett will pay the \$1,950 from the operating account for landscape budget. I will pay \$700 from the Special Assessment account as part of renovation of south side of masonry wall.
5. Still no response from Jeff Hughney regarding review of additional invoices sent early May. I have not made any further payments to REI or Allstates.
6. Accounts receivable as of August 1st is \$92,426.63. Of this amount approximately \$10,000 is expected to be collected.
7. Andrea is going to move the separate assessment acct from BBT to PNC where the other accts are to simplify the mgmt. of the accts. We don't have a significant amt of money that it makes a difference.

8. Elevator safety device door upgrade was paid out of the operating acct. That's the way we decided to do it.

C. Management Report

1. Jim McGrath former board president had a major automobile accident, and the board sent flowers to him and his wife.
2. The back parking lot that we discussed last week is an overflow lot for Phillips and will not be rented by them during the summer.
3. The new WIFI access point and antenna has been installed and we have moved from Verizon to Comcast and most people except Andrea is happy. Nick said that the signal is hard to control. More access points may be needed. Anyone that has their own networks will interfere with the signal that the building is using. The new access point should really be mounted up into the soffit. Brett will talk to Nick and do another walk through. It will take time to get things sorted out.

V. OLD BUSINESS

1. The web site has been re-done. Someone needs to update the rules on the web site. Jim and or Dave have accepted the assignment.
2. PNC will not do auto-deposits for the condo. Other PNC banks have to send the check via inter-office mail to Ocean City.
3. Reserve study has been updated to reflect the updated balance and the asphalt paving having been done this year. The summary is that the yearly commitment went from \$45,219 to \$44,537. That's what we need to budget for.
4. Regarding the North and South parking lot issue, Craig is going to meet with Jim Almand within the next few weeks about that.

VI. NEW BUSINESS

1. Railings – Several people have mentioned that the railings are loose in a number of locations. On 3rd floor in front of 301, and on the 2nd floor at around 217 or 218. Brett should contact Shane at Allstate to come look at it when he comes out to look under the building and also to look at the drain holes for the stair wells.
2. The outside showers are still not properly done and will need to be worked on again.

3. The board began working on the budget for next year, which will be published separately from the meeting minutes. Craig made a motion that we increase the dues by 10%. Andrea seconded the motion. The vote was 3 for, 2 against.
4. Barry suggested that we consider adding insulation and air conditioning to the elevator room now instead of waiting until we have to renovate the elevator. We can also move the telephone modems and power supplies from the laundry room to elevator room which would improve their performance. The board decided to consider this improvement.

VII. ADJOURMENT

Jim Mills entered a motion that the meeting be adjourned. Dave Wessels seconded the motion. The motion Passed. The Board adjourned the meeting at 12:45 PM

The next BOD meeting is scheduled for Saturday, September 15, 2012 at 10:00 a.m.

VIII. CLOSED SESSION

A closed session was not held.