

**ORLEANS COURT BOARD OF DIRECTOR'S
MEETING MINUTES
Saturday Sept 15, 2012**

FINAL

I. CALL TO ORDER

President, Craig Smith, called the meeting to order at 10:03 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. Brett Staley of Mana-Jit was also in attendance.

Owners present were: Marie Torosino, Unit 208; Betty Feehley, Unit 321

II. APPROVAL OF PREVIOUS MINUTES

The meeting minutes from Aug 4, 2012 were reviewed. One correction was made. Barry Bleiweis made a motion to approve the Aug 4, 2012 BOD meeting minutes. Andrea Hutt seconded the motion and all agreed. The Aug 4, 2012 meeting minutes were approved unanimously.

III. RECOGNITION OF UNIT OWNER

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

Betty stated that there is standing water on the sidewalk near the Orleans Court sign since the city re-paved it. The drain may not be working. Craig will look at it.

Betty stated Unit 319 has a covering on their balcony. This is not a problem as long as it's not glued down. Its going to closing on a short sale. Brett will inquire.

Craig asked if Betty knew anything about Unit 222. (motorcycle noise)

Marie Torosino talked about the water damage in her unit. Brett and our plumbers went into unit 308 to investigate. They found a leak behind the kitchen sink faucet. At this point the sink and the hot water heater have been replaced. We can't specifically state what caused the problem, but it was in plumbing of unit 308. The ceiling in unit 208 in the kitchen, living room, hallway and bathroom needs to be replaced. The unfinished drywall belongs to the association. The paint belongs to the owner. The association needs serve as the liaison between the unit owners. The association ordered the plumbers and will have the drywall repaired. The association will pay the bill and hand the bill to unit 308 for reimbursement.

B. Correspondence from Owners

A handwritten letter was received from Jim and Michael McGrath saying that the bottom step of the swimming pool is very high making it difficult for older people to get in and out of the pool. Can something be done to increase the number of steps and shorten the risers. Hold for new business.

IV. REPORTS

A. President's Report

We have been inundated with emails from Ed Chamber which have been nasty, threatening and extremely annoying. Ed Chambers has now submitted a valid power of attorney for unit #109. Jim Almand has written him a letter to clearly state that Brett works for the board of directors and he does not have to respond to the unit owners. Ed has also been following the cleaning staff trying to get them to clean his apartment. The board believes that he is a potential threat to other owners and the cleaning/maintenance staff from Resorts-are-Us. Brett needs to send him another letter to that effect.

A letter was received from Jeff Proctor vp from Lindeman. He did not seem to know much about the railings, and he is on the wrong track about the drains in the stairwells. Craig will talk to him about it.

Unit #318, Patrick Flynn has stopped making payments and owes about \$32,000. John did try to mediate but Mr. Flynn is not making the money that he used to make and cannot pay. Jim Almand has been told to foreclose on the property.

Unit #222, the Youngs. Craig went to a mediation conference. They have filed an appeal. We have a judgment against them. They have filed with the court of special appeals. Oral arguments will take until Feb or March. Jim Almand has been instructed to foreclose on both their condo and their house in Delaware. This will be done next week without further delay.

Jim Almand is also filing a motion in court next week and sending out letters to the 16 owners that have not voluntarily forfeited their parking spaces. These owners will have an option of - a) hiring an attorney to defend their lawsuit. - b) showing up in court and defending themselves or - c) not showing up at all and having a summary judgment put upon them. The original plans that were approved for the condo should not have been approved. The fire marshal should have never allowed the original plans to go forward. The board does not have the authority to rule over the designated spaces on the plat, even though they have in the past. If all of these spaces are occupied, nobody would be able to enter/exit the condo in case of a fire. The master deed said that these parking spaces were a common element which is conflicting. We are going to ask that the original plat be thrown out and re-done correctly with a site plan that has no assigned spaces. The spaces would be designated as a common element jointly owned by all unit owners and controlled by the BOD. We currently don't have 84 spaces that are usable. We hope that this will be resolved before the spring depending on the resistance from the 16 owners.

C. Treasurer's Report

1. Balances in bank accounts as of September 14, 2012:
 - a. Special Assessment Account: \$ 67,418.79
 - b. Operating Account: \$ 6,948.17
 - c. Reserve Account: \$ 85,155.30
2. REI sent us two invoices for finance charges on unpaid invoices totaling \$159.26. I responded that we will not pay finance charges and will pay invoices as appropriate when we have detailed information requested. Review invoices from spreadsheet.
3. Still need to pay landscaping invoices to Natural Creations. Will review with Brett.
4. Accounts receivable as of September 14th is \$89,734.43. Of this amount approximately \$7,445 is expected to be collected. The rest is not easily collectable

C. Management Report

Nothing new to report

V. OLD BUSINESS

1. Allstates – Have they defined the warranty period? The warranty period starts in Oct 15, 2012. American pools will extend the warranty for one year from when the pool repair is completed, also in October. We owe them less than \$6,000. All that's left is the coping stones in the pool and the cracking concrete. Craig will write the letter and get them paid off. All repairs made will also have a 1 year warranty.
2. Railings – The only place they are loose is on the end units. They are not loose, they just have wiggle in them. Craig will look at them again.
3. The outside showers are still not properly done and will re-visit that issue in the spring.
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 will consider this improvement.

VI. NEW BUSINESS

1. Craig wants Blake to do a thermal imaging of the building. There might be some failing caulk. We want to know if everything was done correctly. We want to check for moisture infiltration, etc. Craig will contact Blake.
2. Barry needs to send out the repair estimates for the elevator repairs to Craig and Andrea.
3. The proposed budget was discussed at length. The 10% increase will add \$17,135 in income. That provides for \$5,700 for increased expenses and the reserve contribution will go up by \$11,000 to ~\$30,000. That is 65% of the \$45,000 recommended in the reserve study. The increase is \$50 per quarter per unit. Andrea made a motion that we approve the Orleans Court Draft Budget proposed 2013 budget. The motion was seconded by Craig. The Draft budget was unanimously approved. The Draft budget will now be sent out for the membership to review and comment on. It will then be finalized at the next meeting.
4. Money in the special assessment account will not be touched at this time until the parking lot issue is resolved. If we do not use that money we can ask that the money be added to the reserves at the annual owners meeting. That would probably require a 66 2/3 vote by the membership.
5. Craig moved that repair disputes between unit owners or between the unit owners and the association be arbitrated by the Board of Directors on a case by case basis. The language for this motion needs to be finessed a little more. Motion is tabled for consideration at the next meeting.

VII. ADJOURNMENT

Barry Bleiweis entered a motion that the meeting be adjourned. Andrea seconded the motion. The motion Passed. The Board adjourned the meeting at 12:25 PM

The next BOD meeting is scheduled for Saturday January 26, 2013 at 10:00 a.m.

An additional meeting was later added for November 10, 2012 to finalize the budget.

VIII. CLOSED SESSION

A closed session was held to discuss delinquent accounts