

**ORLEANS COURT OWNERS MEETING
MEETING MINUTES
Sunday July 23, 2013**

I. CALL TO ORDER

Acting President, Barry Bleiweis, called the meeting to order at 10:09 a.m. at the offices of Mana-Jit, Inc., 4100 Coastal Highway, Unit 104, Ocean City MD 21842. Board members present were: Barry Bleiweis, Andrea Hutt and Rob Dittler. Craig Boone, President of Mana-Jit was also in attendance.

Owners present were: John Bleiweis, unit 103; Paul Morganstein, unit 227; Sid King, unit 112; Carol Morganstein, unit 227; Leon Roy Rickards, unit 326; Neil & Virginia Jarvis, unit 320; Richard Nuzbeck, unit 308 and Norma Rae Haller, unit 109.

II. APPROVAL OF PREVIOUS MINUTES

Andrea Hutt made a motion to approve minutes of the March 9, 2013 BOD Meeting. Barry Bleiweis seconded the motion and the minutes were approved.

III. RECOGNITION OF UNIT OWNERS

- A. Introductions were made.
- B. A short meeting following annual owners meeting, May 18, 2013 to nominate 2013-2014 Board of Directors. Andrea Hutt made the motion to approve meeting. Rob Dittler seconded the motion and the meeting was approved.
- C. Correspondence from Owners

Andrea mentioned that Mr. Kippler, owner soon to be renter is willing to lock pool each evening during summer season for a fee of \$600.00.

Sid, unit 112 brought up discussion on delinquent units and how the monies are being recorded.

Discussion was made about the posting of condominium rules especially for rental units and how to enforce them.

IV. REPORTS

A. President's Report

- 1. Via email from Craig Smith not in attendance-see attachment "A"

B. Treasurer's Report

1. Balances in bank accounts as of June 21, 2013.
 - a. Special Assessment Account: \$60,513.71
 - b. Operating Account: \$23,046.51
 - c. Reserve Account: \$87,635.90
2. At the owners annual meeting, Leon and Sid were concerned about the financial reviews for Unit 318. Andrea will look into possible revisions on 2012 numbers.
3. Discussion brought up about special assessment account.

C. Management Report

1. No special management report due to Craig Smiths absence.
2. Follow up discussion about 12year old trapped in elevator.

V. OLD BUSINESS

1. Status for stair well drain issue to discuss and vote on in September meeting.
2. Review status of watering plants in the courtyard. Drip tubes to be provided for all but 4 because it could be a trip hazard.
3. Unit 110 has a private coaxial cable which is a concern for other units.
4. Unit 112 back railing loose.
5. Leon mentioned that at the last settlement meeting only Craig Smith was present. He advised that all board members should be present. Attorney had not made us aware of this need.

VI. NEW BUSINESS

1. Barry will look into mailboxes.
2. Neil Jarvis, unit 320 mentioned a bicycle that has been locked to a light pole for sometime.
3. There is a pole with a parking notice from Ocean City not secure. It spins and cannot be read.

4. Leon mentioned unit 312 has a leaky A/C unit. Its leaking down the walkway and down to the courtyard. It's also leaving rust stains.

VII ADJOURNMENT

Rob Dittler entered a motion that the meeting be adjourned. Andrea seconded the motion. The motion passed.