

ORLEANS COURT CONDOMINIUM
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BOARD OF DIRECTORS MEETING MINUTES
Friday, September 26, 2014

I. CALL TO ORDER

President Craig Smith called the meeting to order at 5:10 at Mana-Jit offices, 4100 Coastal Highway, Ocean City MD. Board members present were Craig Smith (224), David Wessels (305), Andrea Hutt (101), Neal Jarvis (320) and Mary Ellen Morris (206). Brett Staley of Mana-Jit Property Management was also in attendance. Membership packets included a Meeting Agenda, a copy of the June 13, 2014 BOD Meeting Minutes, the Treasurer's Report, an A/R Aging Summary, and an Orleans Court Rules & Regulations Violation Notification Form. Owners present were Keith Warner, Sid King, Leon Rickards, and Brenda Wolfe. Ed Chambers was present for a very short period of time, and Brett Staley asked him to remain quiet. He left without speaking.

II. APPROVAL OF PREVIOUS MINUTES

The meeting minutes from the June 13 Board of Directors Meeting were reviewed. Andrea made a motion to approve the minutes, and Dave seconded. The motion carried unanimously.

III. REPORTS

A. President's Report

1. Award: Craig noted that we received the 2014 Ocean City MD Beauty Spot award for the condominium category. Brett Staley accepted the award on September 15 from Mayor Richard Meehan on behalf of Orleans Court. We will probably hang the plaque on a post near the pool.



(photograph not part of meeting minutes)

2. Parking: Craig noted that we haven't had any major issues, but there have been a lot of rules violations, including towels over railings, renters bringing dogs, lockboxes on light fixtures, floor mats in the hallways, etc. Notices of violations were taped on owners' doors to bring their attention to the matter. The issue would be discussed further later.
3. Delinquencies (discussed further in Closed Meeting): One unit is in foreclosure, and a response is required within 45 days of the notice being served, which would be late October. Another unit will be receiving a foreclosure notice and will be taking next steps on other of their assets. Another unit is responding favorably to a rules violation; Craig noted that homeowners are not to take direction or guidance on Orleans Court assets by anyone but the Orleans Court Board. A unit's lawsuit was dismissed due to contract language requiring indemnification by our contractors.

B. Treasurer's Report

1. Andrea read the Treasurer's Report, and commented that there was little recent activity.

Balances in bank accounts as of September 25, 2014:

Special Assessment Account: \$20,406.10

Operating Account: \$20,196.73

Reserve Account: \$134,820.86

Third quarter payment to reserve account of \$9,965.25 transferred on 9/19/2014

Accounts receivable is \$102,671.61

Outstanding legal bills still stemming from parking litigation amount to \$7067.00 and will be paid out of Special Assessment Account

C. Management Company

1. Brett had Orleans Court signage information that would be discussed later.
2. Brett submitted an Orleans Court Rules & Regulations Violation Notification form for review.

Brett said that it was a relatively quiet summer but that he would like to have a Board Member, possibly Neal, conduct the property walks with him in the future.

IV. OLD BUSINESS

A. Elevator

Craig said that assessments would need to be raised, because based on recommendations in the elevator repair plan, elevator repair would result in depletion of reserves, which is an unadvisable. The repair will commence in about a year, and the first repair will most likely be the elevator control system, which controls elevator travel and door opening.

B. Insurance Coverage

Our contract with Insurance Management Group (IMG) for \$32,000 will carry us through May.

C. Signage

Brett has received the proposal for signage; we will discuss at our next meeting on November 8.

V. NEW BUSINESS (note: some agenda items postponed until November meeting)

A. 2015 Draft Budget

Budget was reviewed and prepared for discussion at the November meeting.

B. BOD Parking Committee Appointments

Craig reviewed the 2013 Consent Order of Reformation resulting from the parking spaces dispute. The Court ordered that the Board establish a seven-member Parking Committee, with at least three members chosen by the defendants to attempt to establish a plan to maximize on-site parking. The defendants have been solicited twice for interest in volunteering to serve on the committee; only Carol Morganstein and Sid have volunteered to date; Leon has declined. Brett has been instructed to send a third letter to the five defendants, letting them know that the Board has complied and that the defendants need one more member to represent them. Craig made a motion that the Board place John Bleiweiss, Barry Bleiweiss, Jim Mills and Steve Turnbaugh on the committee to represent the plaintiffs, that John head the committee, and that John proceed with 6 members with the understanding that a third solicitation of the defendants is being made. Mary Ellen seconded the motion, and the motion carried unanimously.

C. North Alley

After a review of the plans, it was noted that the alley nearest Sunsatons is a public access alley. Despite the fact that there could be fire safety issues, and that it is inconsiderate to park outside unit owners' balconies, there are still cars parking in the alleys, and in some cases, partially blocking the back stairways, in particular, the NE corner of the NW stairs. Sid made a comment that striping might help, and that the Parking Committee will look into it.

D. Cable/Electrical Security

Brett has made several calls to attempt to secure the covering on the cable/electrical boxes on the west building, to no avail.

E. Rules Violations & Enforcement/Security Presence

Security presence cannot be covered in the 2015 budget.

F. Lockboxes

Many homeowners have indicated their interest in having lockbox capability for their units. It is unacceptable to have unit owners hanging lockboxes on the carriage lamps outside their units, or to breach their doorframes for installation. Neal made a motion to allow unit owners to hang their lockboxes on a bar behind the door in each laundry room. After more discussion, Neal amended the motion to hang three lockbox boards, one in each laundry room, for the purpose of housing lockboxes for each unit, which the condo Board will furnish and install. The lockboxes will allow for secure key storage for unit owners' guests, realtors, or for emergency entrance. Homeowners will have the option to use them or not. Craig seconded the motion, and the motion carried unanimously.

IV. Recognition of Unit Owners

Sid wants a response to a letter that he sent to Craig

VI. Next Meeting

November 8, 9:00am; and February TBD

VII. Adjournment

Andrea made a motion to adjourn at 7:24pm, and Mary Ellen seconded, and the motion carried unanimously

VIII. Closed Meeting

The BoD entered into a closed meeting to discuss individual unit-owner issues.

Respectfully submitted,
Mary Ellen Morris, Secretary
9/28/2014