

**ORLEANS COURT CONDOMINIUM**  
**www.Orleans CourtOC.org**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Saturday, July 11, 2015**

**I. CALL TO ORDER**

President Neal Jarvis called the meeting to order at 9:00 at Mana-Jit offices, 4100 Coastal Highway, Ocean City MD. Board members present were Neal Jarvis (320), Mary Ellen Morris (206), Craig Smith (224), Andrea Hutt (101) and Susan Ackerman (315). Brett Staley of Mana-Jit Property Management was also in attendance. Board of Directors' meeting packets included a Meeting Agenda, a copy of the February 28, 2015 BOD Meeting Minutes, a copy of the May 16, 2015 BOD Meeting Minutes, a copy of the May 16, 2015 Orleans Court Parking Committee Meeting Minutes, and copies of the Orleans Court Condominium Rules and Regulations and the Orleans Court Condominium Swimming Pool Rules. Owners present were Leon Rickards (326), Sid King (112); Barry and Judy Bleiweiss (113), John Bleiweiss (103), and Perry Stutman, who arrived late; non-unit owner present was Earl Rowland (former owner of 323. A few minutes into the meeting, Ed Chambers (POA for Norma Rae Hallar, 109) walked into the Mana-Jit offices and was denied entry and was asked to leave by Brett Staley, as he is not permitted on Mana-Jit premises. It was noted that Ed has been made aware by our attorney that the police may be called for further harassment by Ed.

**II. APPROVAL OF PREVIOUS MINUTES**

The meeting minutes from the February 28, 2015 Board of Directors Meeting was reviewed. Andrea Hutt (101) noted that Norma Rae Hallar's name was spelled wrong, and made a motion to approve the minutes as corrected. Craig Smith seconded the motion, and the motion carried unanimously.

**III. REPORTS**

**A. President's Report**

Neal prefaced his report with the announcement of long-time Orleans Court homeowner Norris Beall's death and funeral arrangements, noting that Norris cared deeply about Orleans Court and was always helpful on its premises.

Neal read his report, which covered his tasks since our last meeting:

- Maryland Commission of Civil Rights denied King's request and subsequent appeal for a personal handicapped parking space
- John Bleiweiss, Parking Committee Chair, submitted the Parking Committee's report
- Neal (and others) have been on the receiving end of emails from Ed Chambers, Leon Rickards, and/or Sid King emails
- A unit owner voiced concerns about renters throwing trash around
- A unit owner voiced concerns that someone was inebriated in the pool area. Neal noted that if unit owners observe questionable behavior they should call the Ocean City police
- Jim Almand (our attorney of record) is continuing to work on unit 318's foreclosure
- Maryland Commission of Civil Rights approved the plan for four handicapped parking spots
- PKS (our accounting firm) told Andrea that they had received an odd call with veiled threats from Ed Chambers (POA for Norma Rae Haller, 109)
- Our new website was launched
- Jim Almand is taking steps to foreclose on unit 222
- Our Orleans Court sign was replaced and installed
- The building was power washed in May, with particular attention paid to the North side of the building, based on Sid King's previous complaints
- A few residents continue to threaten members of the board, which could result in legal action; Jim Almand reviews our responses before the responses are sent to these homeowners
- Susan Ackerman was elected as our new treasurer
- Neal closed his report thanking the majority of Orleans Court homeowners who work to make Orleans Court a good place to live

**B. Treasurer's Report**

Susan read the Treasurer's Report

- Balances in bank accounts as of July 10, 2015:
  - Operating Account: \$38,310.99
  - Reserve Account: \$173,776.54
- On July 8, 2015, the quarterly transfer of \$9,421.50 was made from the Operating Account to the Reserve Account
- Activity on accounts from January 1, 2015 through June 30, 2015
  - Deposits totaling \$120,809.58
  - Debits totaling \$118,868.83
  - (+ \$1940.75)
- Accounts receivable is \$140,811.81
- Uncollectable \$110,705.40

### **C. Management Company Report**

- Requested handicapped parking/directional arrows on parking lot were painted within budget
- Brett researched possible "Pedestrian Crossing" type signage for the south alley and shared options with the Board
- One of the sump pumps was replaced
- One of the drain stacks was split causing some damage to unit 124; new PVC piping was installed and the unit owner's damage is being repaired
- Brett received bids for staining the railings
- Brett continues to store any found front door mats in place
- Owners are calling for lock-box codes
- The pool pump electricals are an issue

## **IV. OLD BUSINESS**

### **A. Handicapped Parking (Craig Smith, 224)**

There was discussion around why the locations of the four handicapped parking spaces were chosen

### **B. Unruly Owners**

It was decided that after three instances of unruly behavior by homeowners on Orleans Court premises, that a letter would be sent to the homeowner asking them to be more conscientious and sensitive to other homeowners

### **C. HOA Delinquencies**

There was discussion about the length of time it takes to finalize action on foreclosures in general, units 318 and 222 in particular

### **D. Owners' Requests for Information**

It was noted that one or two Orleans Court homeowners have frequently requested that the Board provide them with information that has been available to them in the past, and that as the Board is a voluntary Board, they will not research this type of information. Homeowners can, however, come to Mana-Jit for a review of records if they have no account balances with Mana-Jit

## **V. NEW BUSINESS**

### **A. Parking Committee**

John Bleiweiss read the Parking Committee report, which will also be available on the Orleans Court website. There was subsequent discussion about the parking issue in general, and in particular parking in the north alley. Andrea was concerned that people who park in the north alley are jeopardizing the fire department's ability to reach certain units in the event of fire, and the suggestions were made that we stripe that area for no parking or that we make compact car parking spaces there. The point was also made that when someone in another car needs to go around someone parked in the north alley, they are trespassing on Sunation's property, and that we shouldn't encourage that. Craig Smith also reminded the Board that there is no longer any deeded parking on Orleans Court property. Further discussion about parking prompted a motion by Andrea that we reach out to Ocean City to address item #3 on page two of the report, namely to request that the city restripe the spaces on 140<sup>th</sup> Street, paint a handicapped emblem on the pavement of the two handicapped spaces, to erect two signs in front of the two handicapped parking spaces, and/or to install a curb cut near the handicapped parking spots. Brett will call the city and talk to Kevin Brown. As a final note relative to the Parking Committee Report, Neal noted that we will not be reverting any of the four handicapped parking spaces back to "normal" parking spaces, nor will we be reinstalling speed bumps in the south alley. It was agreed, however, that "5 MPH" will be painted inside the white arrows on the south alley to remind vehicles to exercise caution. Andrea noted that the cost for striping the handicapped parking was about \$1000, but we have not yet received a bill for the legal costs associated with a response to Sid King's complaint and subsequent denied appeal to the Maryland Commission of Civil Rights. Neal thanked the Parking Committee for their work and for their final report, and recognized the Committee's agreement to disband.

### **B. Railing Sealing**

Brett received three bids for sealing all of the existing railings, from \$15,000 to \$30,000. There was discussion about the condition of the railings (which are southern yellow pine), their useful life, and options to address problem areas and life extension. Andrea Hutt made a motion that we obtain additional new bids, one for sanding bad top railings and sealing all of them (walkways and balconies), and one to replace the top pieces of all railings (walkways and balconies). Mary Ellen seconded the motion, and the motion carried. Brett will obtain the bids, which may require the use of two vendors, one for top railing replacement, and one for sealing.

### **C. Communications**

Ways to manage Board communications from Leon Rickards, Sid King, and Ed Chambers were already addressed earlier in the meeting.

### **D. Delaware Elevator**

Brett confirmed that none of the work contained in the Delaware Elevator bid was done in the ~2008 timeframe when improvements were made. Andrea had done an earlier feasibility study, which showed that if we follow the three phase plan, there would be only one two-month period where our reserves would dip under \$100,000. Neal made the point that we need to have a specific repairs timeline from the vendor so that we can provide all Orleans Court homeowners sufficient advance notice. Neal also mentioned that he feels strongly about a key-operated elevator, and all Board members agreed. The Board re-reviewed the scope of work from Delaware Elevator and voted to accept alternate items 2 (water resistant fixtures) and five (marine-grade door panels). Neal and Craig signed the agreement. The discussion then turned to warranties and free maintenance negotiations, and it was agreed that Neal and Craig will negotiate payment terms with the vendor. Neal and Craig will also be talking to the vendor to see what price concessions could be had if we decide to do the work all at once, rather than in three phases, and they will report back to the Board about those discussions.

**E. Director Responsibilities**

Craig reminded the Directors that any decisions being considered by the Board must follow our ByLaws and the Maryland Condominium Act

**F. Condominium and Pool Rules**

The existing condominium and pool rules were reviewed and updated. Mary Ellen will send the revisions to the Board for one last review, and they will then be posted on the website.

**G. Key Management**

Recently, there was some concern that not all Board members knew where to go to obtain keys for the three laundry rooms (all use the same key), the four closets (all use the same key), the elevator machine room, the pool room, the pool gate, and the basement hatch lock. Brett noted that all of those keys are in one place, and each of the Board members has been advised of that location.

**H. Hit the Deck Pool Furniture Expenses**

With Board approval, Andrea and Carolyn Remington recently went to Hit the Deck (outdoor furnishings retailer in Fenwick Island DE) to purchase five fifty-pound garden bases for our outside umbrellas (\$600), new replacement feet for chairs and lounges (\$176), and four chairs (\$536). . She also recommended that we follow Hit the Deck's recommendation to clean the chairs, possibly during our May cleanup. Brett will write a check to reimburse Andrea

**I. Other**

Craig noted that when we contract with vendors, they must match existing materials and colors; a case in point is our recent stairway coating, which does not match the coating that was originally put down. On another note, Neal will notify units 119 and 219 that any of their items on the walkway outside of their unit will be removed, per the condominium rules

**VI. Recognition of Unit Owners**

**A. Unit 219 (Perry Stutman)**

- Perry discussed lockboxes and pool rules

**B. Unit 103 (John Bleweiss)**

- John noted that the Board has the power to make a decision regarding any plans for the north alley. He also suggested that the south alley be blocked and that the painted arrows on the blacktop are asking for trouble. Neal said that we are not permitted to block the alley, and that the arrows offer a sense of direction to drivers and pedestrians. John then noted that he was dismayed and appalled that, after all of the trouble and expense that Sid King has put the Board through, that Sid isn't using the new handicapped parking spaces.

**C. Unit 113 (Barry Bleiweiss)**

- Barry noted that the shower in the pool area is not working, and Andrea commented that the showers have been problematic from day one, and that All-States did a poor job. Brett will obtain bids to rebuild the showers. Barry also noted that the storm drain next to unit 128 was a problem during our recent heavy rains. He also mentioned that water rolls off the hatch over the basement access and pools on the sidewalk; Brett will look into a rain diverter for the hatch. Barry noted that there continues to be a water problem in the basement under his unit, and Craig noted that that is due to the water table in the area, and that filling it in may help alleviate that problem. Lastly, Barry noted that the internet system has been a problem, particularly when trying to stream videos. Andrea noted that she is paying Comcast an additional \$40 per month for a cable upgrade to the TV services that we pay for through our homeowner dues. She also suggested that homeowners make sure that they have updated "splitters."

**D. Unit 326 (Leon Rickards)**

- Leon complimented the Board on the new website
- Leon wanted to know the cost of the new Orleans Court sign
- Leon wanted to know the reason for the recent Delmarva power outage, which none of the Board was aware of. Neal will look into it
- Leon asked about the stack leak near Craig's unit, which Jim McGrath reported. It is considered "invasive damage" so repair costs are not covered by insurance
- Leon said that he thinks that there are errors in the Parking Committee's report

**E. Unit 112 (Sid King)**

- Sid responded to John's disappointment that Sid isn't using the handicapped parking signs that have been designated
- Sid challenged the Board's response to his request for electronic transmission of records that he has requested. Brett noted that he was confused by Sid's recent request, and wasn't sure what Sid was asking for. When Sid clarified what he wanted, it was pointed out that he had access to those materials in the past
- Neal asked Sid why he copies Ed Chambers on his emails, and noted that he is aiding and abetting inappropriate behavior from Ed

**VII. Adjournment**

Neal thanked the unit owners and Board members for their participation and made the motion to adjourn the meeting. Mary Ellen seconded, and the motion carried; the meeting was adjourned at 1:50. On the way out of the meeting, Judy Bleiweiss thanked the Board and commented that they were doing a good job.

Respectfully Submitted,

*Mary Ellen Morris*, Secretary, Orleans Court Board of Directors