

Orleans Court Parking Committee Meeting Minutes

May 16, 2015

The Parking Committee was established by the Consent Order of December 2013 for the purpose of maximizing on-site parking at Orleans Court Condominium. The Committee met for the first time on Saturday, May 16, 2015 at 1:30PM in Unit 113 at Orleans Court.

Members in attendance included: John Bleiweis (Chairman), Barry Bleiweis, Jim Mills, Steve Turnbaugh and Kathryn Nuzback. Sid King was present for the Annual Meeting but could not stay for the Committee meeting but his thoughts and inputs were solicited and included in the votes and discussions presented in these minutes. Carol Morganstein was also not present for the meeting but sent an e-mail with her thoughts and comments, which were included in the votes and discussions presented in these minutes.

The **first subject** considered was: should the Board designate some parking spaces as Compact Car spaces, reducing their width from 9+ft. to 8ft. in order to increase the number of spaces. It was determined by actual counting and measuring that at most, we could increase the number of spaces by 4 (1 space per row in each of the east and west lots) if we were to reduce the width of all the spaces. Considering that a) people normally drive large vehicles to the beach as they are bringing a lot of "stuff", and b) enforcing parking in "compact car only" spaces would be a nightmare, **the Committee voted 6 to 1 to NOT expand the number of parking spaces.**

The **second subject** considered by the Committee was whether parking should be allowed in the North Alley. The Committee did not feel that there was a shortage of parking spaces at Orleans Court. By actual count there are 27 spaces in the East lot, 26 spaces in the West lot; this total of 53 spaces are owned by us. In addition, there are 26 spaces available on our side of 140th St. and another 26 spaces on the other side for a total of 52 street spaces. It is true that Orleans Court does not own these, but correspondence provided to us from Ocean City via our attorney indicates that there are no plans to install meters at these spaces. We certainly must remain vigilant, as future City Councils could certainly alter these plans. In addition to these 105 spaces, there is additional parking available on the north side of the building, in the Sunsatations lot and in the Phillips lot.

On the other hand, the Committee did feel that there was a significant safety issue and risk to occupants if cars were parked in the alley. It is true that the Fire Department has never officially designated the alley as a fire lane. This could be because the alley is completely private property, jointly owned by Orleans Court and Sunsatations. If there was a fire in any of the 2nd or 3rd floor units in the North building and their front entrances were blocked, if cars were parked in the alley, there is no way that a ladder truck would be able to drive through the alley to rescue occupants. In order to mitigate this risk, **the Committee voted 5 to 2 to NOT allow parking in the North alley and to only allow loading and unloading;** it also voted that signs be placed along the property wall to this effect and that diagonal striped lines be painted all along our half of the alley with No Parking painted as well.

The **third subject** considered by the Committee was Handicapped Parking. The Committee was made aware of the actions of Sid King, the actions of the Maryland State Official he has been dealing with on Disabilities and the actions of the Orleans Court Board of Directors at its last meeting. The Committee was made aware of the letter from the Orleans Court attorney

indicating his belief that we are “grandfathered” relative to the Americans for Disabilities Act provisions and need not provide any handicapped parking spaces. The Committee also felt that decisions regarding Handicapped Parking fell under its scope.

Nevertheless, because Sid King has requested that handicapped parking be made available to him, in order to be good citizens and attempt to comply with the intent of the ADA requirements, the Committee recommends that the following actions be taken:

1. Two spaces should immediately be designated as Handicapped – 1 in the East Lot and 1 in the West Lot. The spaces should be the ones **next** to the No Parking spaces at each end of the South alley. These spaces should have the Handicapped emblem painted on them.
2. Sid King should not be provided with a private, handicapped space with his name on it, as Orleans Court is not his primary residence and he is only there on occasion.
3. On 140th St. in front of the courtyard there are 2 spaces which are handicapped. Currently they are only marked by a blue-painted curb which makes them difficult to see. The Board should request that the city:
 - a. Re-stripe all of the spaces on 140th St.
 - b. Paint a handicapped emblem on the pavement of the 2 handicapped spaces
 - c. Erect 2 signs in front of the 2 handicapped spaces
4. Should the City refuse to paint and erect handicapped signs, then the Board should ask for permission to paint and erect the handicapped signs.
5. Once the 2 handicapped spaces are re-established on 140th St., the Board, at its discretion, may consider re-converting the 2 spaces in our East and West lots back to normal spaces.

One additional subject was considered by the Committee. Currently there are parking bumpers installed between the North alley and the East parking lot. These bumpers prevent someone from turning into the East parking lot from the alley. If someone finished unloading and wanted to park in the East lot, he currently has to turn right on Coastal Hwy., turn right on 140th St. and then turn right into the lot. The Committee voted 5 to 0 to have these bumpers removed.

Finally, by meeting and putting forth the recommendations in these Minutes the Committee has carried out its mandate per the Consent Order. Consequently, as its final act, the Committee voted 5 to 0 to disband itself.

Respectfully submitted on behalf of the Committee,

John Bleiweis, Chairman