

ORLEANS COURT CONDOMINIUM
[www.Orleans CourtOC.org](http://www.OrleansCourtOC.org)
BOARD OF DIRECTORS MEETING MINUTES
Saturday, March 11, 2023

I. CALL TO ORDER

President Neal Jarvis (320) called the meeting to order at 9:00am in room 104 of Mana-Jit at 18 41st Street Coastal Highway, Ocean City MD. Directors present were Mary Ellen Morris (206), Susan Ackerman (315), Michael McCoy (105), and Keith Remaly (305, attending late). Brett Staley of Mana-Jit was also in attendance. Unit Owners in attendance were from units 315, 326, 119, 328, and 109's non-unit owner attorney Joel Todd, was present after requesting to attend. Director's meeting packets included a Meeting Agenda, a copy of the November 5, 2022 Board of Directors Meeting Minutes, and a draft copy of the Owner/Guest/Renter Information Sheet

II. APPROVAL OF PREVIOUS MINUTES

The meeting minutes from the November 5, 2022 Board of Directors Meeting were reviewed; Michael made a motion to approve the minutes, and Susan seconded the motion; the motion carried unanimously

III. REPORTS

A. President's Report

Neal read his report in its entirety, which included the following highlights. Neal stated to everyone in the room that no recording devices or open phone lines were permitted during the meeting

- Resorts to Us will no longer provide pool maintenance for the upcoming season but they will continue to clean the walkways and provide other services as needed, outside of pool maintenance
- The state is now mandating a reserve study be done by October 2023 for all condo associations in Maryland; ours has been done
- Communication between owners and Neal has been light since our last meeting, except for the usual non-unit owner of unit 109 sending threatening messages; threatening messages have also been received by unit 109 owner
- The contractor has completed service to the several rusted upper walkway post-standoff hardware
- The replacement pool lights that have been ordered are scheduled to be addressed by electricians prior to opening season in May
- Bids were requested by pool service companies to service our pool in 2023. With limited options and a few different ranges of cost, a contract was signed with Atlantic Aquatech. Hopefully they will provide the personal level of service we have been accustomed to with Resorts to Us. Although Resorts to Us will no longer provide pool maintenance for the upcoming season, they will continue to clean the walkways and provide other services as needed outside of pool maintenance
- Jim Almond's team continues with the foreclosure against unit 222. The unit owners have retained an attorney who has made several attempts in the courts to save off the foreclosure, however the courts have continued to rule in our favor. The sheriff's information is still posted on the door and an auction for this unit will be scheduled by the sheriff's office. Per Jim Almond, he believes it behooves the Association to encourage owners and others to be at the auction and bid. If no one bids, there is no sale. There is a \$112,000+ mortgage on the unit currently, so our association will only benefit less legal fees above that amount. The sale is set for April 4th - 11 A.M. The most recent sale at Orleans Court in January 2023 was for \$240,500.00, so with the increased market value I feel confident someone will bid on this unit
- Unit 210 has an issue with the doorjamb becoming out of square. Brett brought out an engineer to determine if there is a structural issue. A contractor removed a section of asphalt so the engineers can see below grade and make their recommendations for repairs if needed
- The non-unit owner of 109 has complained to the city of the temporary closure of one set of stairs where asphalt was removed for the engineer to review exposed earth. Therefore, at the expense of the association and recommendation of the city inspector Tom Hughes, the area was reopened. Mr. Hughes said to use sand to level the uneven surface until a complete repair can be made. Once the advice of the engineering firm comes through, a permanent concrete pad will be installed. This temporary solution will allow use without the need to walk to one of the several points of entrance/exit
- Our insurance company has reviewed the replacement cost for our building; we fall about 30% short of the current insured value. Our broker is pricing coverage to meet this substantial difference

- PKS has begun working on the 2022 annual audit
- As mentioned by Brett at our last BOD meeting, the new FEMA Flood 2.0 mapping of Ocean City could benefit us at a lower cost for flood insurance based on the map findings
- A request was made to freshen up the Orleans Court sign and the cost was substantial, so I believe what we have now works until a future date.
- Our new treasurer, Mike McCoy, has been reviewing his role and doing all he can to understand where the association stands now and moving forward. We are in good hands here

B. Treasurer's Report

Mike reported that we have ~\$300,000 in reserve, and our accounts receivable look good. 73 of the 84 units are current

C. Management Company Report

Brett read the Management Company Report, which augments the President's Report

- Brett created and distributed the meeting notice
- Brett has continued dealing with repairs on 04 and 22 stack leaks
- The post cleat replacements work is complete
- The financial information for the PKS audit has been submitted
- The heat in the laundry rooms has been turned on, and will be turned off when the weather warms up. The thermostats in the laundry room will be relocated
- Brett distributed the final 2023 budget and payment coupons to owners
- Brett obtained sign repair/replacement proposals for possible work on the Orleans Court signage
- The St Peter's church hall has been booked for the annual Owners Meeting in May
- Brett obtained pool maintenance proposals, and signed with Atlantic AquaTech. Brett will monitor their performance
- Brett sent out copies of the Reserve Study to Orleans Court Board Members
- Brett had our internet speed increased to double the previous speed
- Brett will continue to address pool light issues; we may need to secure the services of AquaTech to install the lights, as the current company, Beacon, has been non-responsive

IV. NEW BUSINESS

2023 Summer Prep

- The entire building is due to be powerwashed this year; work will be done in the beginning of May at the same cost as last year

Bank of Ocean City

- A reporting error with the bank for first quarter reports has been corrected
- After research, Mike is satisfied that the Bank of Ocean City is a good choice for our banking needs
- Mike reported that the Bank of Ocean City offers 7 month and 18 month CDs at 4.15% interest. If we are to consider investing in a CD, it was agreed that we should take it from the account that is currently held by Bank of Ocean City (roughly \$189,000); the second account is held in a BOC "sister bank" in Texas (roughly \$150,000). Mike made a motion that we invest the money from the second account at a rate of \$50,000 over each of the next three months; Susan seconded the motion. The motion was amended to note that the CDs would be for the 7-month periods. Mary Ellen made a motion to amend the amended motion to note that this transaction should not be initiated until after April 4, 2023 in the event that Orleans Court needs to purchase (and then re-sell) unit 222; Keith seconded the motion and the motion carried

Reserve Study

- The State of Maryland is requiring a Reserve Study to be done by all condominiums of a certain size to be done by October 1, 2023. Our study is complete, and Brett noted that we are in better shape than many of the other condominiums in Ocean City. From a cost perspective, elimination of the Comcast account has helped cushion our finances for 2023. But since we have been notified that we are underinsured by \$3M as a result of recent valuations, and because insurance costs continue to increase, the 2024 budget may result in unit assessment increases. We should be receiving our insurance renewal by around April 15

The Reserve Study was done by our previous company, at a cost of \$3,125. Our annual reserve should be \$49,648, as per Maryland law, 10% of our operating budget should be put in reserve. Orleans Court has the opportunity to make one, and only one change, to the Reserve Study, so the BOD has agreed to review it line by line one last time by April 25 before Brett submits it as approved

Northwest Corner Foundation Repairs

- The door jamb issue in unit 210 resulted in the need for an engineering review. Curt Parsons, an ETC structural engineer, inspected it, and found that the NW corner post was sitting on a compromised concrete pad. A repair plan is underway

V. RECOGNITION OF UNIT OWNERS

Unit 105

- There was discussion regarding the unauthorized use of our trash dumpster by non-residents

Unit 109

- Joel Todd, speaking on behalf of non-unit owner 109, said he had other questions, but in light of what he observed, he had just one question about the threats his client felt were only legal threats and not otherwise threatening. Neal said that the attorney should come to his own conclusion considering the use of words such as "Gatling Guns," "Praying Mantis," "Iceberg," "Salvos of War" in the non-unit owner's emails and texts to Neal. Neal asked attorney Todd who he was representing in Unit 109, and the attorney answered "the unit owner of 109"

Unit 206

- The owner of unit 206 asked the Board to re-review the draft "Owner/Guest/Renter Information Sheet" before it is sent out with the Annual Owners Meeting announcement. The draft was approved

Unit 119

- The unit owner had questions about the sheriff's sale of unit 222, and wanted to know the location of the April 4th sale

Unit 326

- Unit 326 noted that he had no questions, that he was just taking notes

VI. ADJOURNMENT

Mike made a motion to adjourn, and Mary Ellen seconded it; the meeting was adjourned at 10:26am. The next meeting will be the Annual Owners Meeting in May

Respectfully Submitted,

Mary Ellen Morris

Secretary, Orleans Court Condominium Association