

**ORLEANS COURT  
BOARD OF DIRECTORS  
MEETING MINUTES  
March 15, 2024**

**Call to Order** - The Meeting was held at the offices of Mana-Jit and started at 3:00pm. Present were: Jeannie McCoy; Susan Ackerman; Michael McCoy and Keith Remaly from the Board; Brett Staley from Mana-Jit; and owners from units 110, 119, 206, 222, 320 and 326. Ashley Catterton, owner of units 119 and 222, was voted in by the Board to serve in Keith Warner's place through the May annual meeting. At that time an election by the owners will take place to appoint someone to serve the remainder of his term.

**Approval of Previous Minutes** – A motion was made by Michael to approve the minutes from the September 16 and November 17 meetings and was seconded by Keith. Motion passed unanimously.

**Reports**

**President** – A pool cover has been ordered and will be installed over the winter season 2024. Landscaping will be performed in the pool area this spring in the northwest corner.

**Treasurer** – As of February 29, 2024 account balances total \$584,878.25. Requested audit information was sent to PKS. First quarter reserve fund contribution was transferred to the reserve account.

**Management** – Northwest corner repair is almost complete. New doors were ordered for units 110, 210, and 310 and drywall repair has been completed for those units affected by the construction project. The heat is on in the laundry rooms and will be turned off. The annual meeting will be on May 18<sup>th</sup> at St. Peter's Church on 103 Street. Landscaping contract was signed for 2024 and there was a 10% increase over last year. Two units became current on outstanding fees and the liens were released.

**Old Business -**

- A. 2024 Budget Approval - The 2024 budget was distributed to all owners and all owners received a decrease in dues.
- B. Reserve Study Discussion – Funding for the Reserve accounts remains on track. Estimated costs are based on current numbers and will need to be reviewed annually to keep pace with rising costs. Miller Dodson is due to conduct a five year review per state compliance.
- C. Northwest Corner Update – see above management report.

**New Business –**

- A. Structural Inspection Results for Other Three Building Corners – An inspection was conducted and no issues were identified.

- B. Reserve Study Update – see above Reserve Study discussion.
- C. 2024 Summer Prep – Contracts have been signed for pool maintenance (new company hired) and landscaping. On May 18 the walkways and hallways will be pressured wash. Handicap rails on the southside need to be reset.
- D. Tow Inoperable Vehicle – an inoperable vehicle was identified and the owner will be notified the repair the vehicle or it will be towed.

### **Recognition of Unit Owners**

Correspondence from Owners – No correspondence received during this period. Unit owner of 326 advised unit 109 had been sold and unit 225 was under contract. He also requested the amount spent of the northwest building project. It was approximately \$13,000 plus costs of the three doors. He also sought clarification on whether funds for the project were from reserve account or operating account. Payment was made from the operating account and a transfer was made from the reserve account to replace the funds. Unit owner of 320 advised the stairwells could use a pressure wash and bullnoses needed repainting as rust was coming through. Brett will work to get quotes for the project.

The next Board meeting will be the annual meeting held May 18, 2024, at 9am.

**Adjourn** – Meeting was adjourned.