

**ORLEANS COURT
BOARD OF DIRECTORS
MEETING MINUTES**

March 14, 2025

<https://Orleanscourtoc.org>

Call to Order- The meeting was held at the offices of Mana-Jit and started at 15:01pm. Present were Jeannie McCoy; Michael McCoy; Ashley Catterton; and Brent Lockwood attended from the Board; Brett Staley from Mana-Jit; and owners from units 126,313,315, 320, 326, and 328 were also in attendance.

Approval of Previous Minutes- A motion to approve the minutes from November 9, 2024, meeting was made by Ashley and seconded by Brent. The motion passed unanimously.

Reports

President- Jeannie noted that she only had one main issue to bring up and it related to the common mailbox. Orleans Court received a notice from USPS Postmaster stating that our mailbox was no longer serviceable. They have taken all mail and will be holding it for 30 days (until April 10,2025). This presents several options for consideration; Owners can rent their own P.O. Box at their expense to receive mail, Orleans Court can install mailboxes on the property, but the cost estimate is between \$10-15K (obstacle to this option is identifying a location to install-we are lacking a good place to do this due to the necessary space required). BOD members heard input from unit #313 related to the hardship this will present for full time residents. Unit # 126 noted that P.O. Box rental starts @ \$5.83/mo for a small box. Brent noted that the current budget doesn't support expenditure at this time for installation of individual boxes for the building. Motion by Jeannie and seconded by Brent to remove the mailbox currently on property and require any owners wishing to receive mail seek a P.O. Box for mail. Motion passed unanimously.

Treasurer- Current cash in different bank accounts: Checking- \$154K

\$70K reserve earning 2%, \$53K reserve earning 4%

CD's all maturing at different times: 1- \$134K @2%, \$135K @4%, \$52K @ 4%. We will renew CDARS Acct 1 for 4 weeks @ 2% rate, then renew at 26 weeks @ 4% rate (creates ladder effect at different maturity dates)

Michael advised that since our last meeting we seem to be doing well financially. All unit owners are current on HOA dues.

Motion to approve Treasurers report by Jeannie and seconded Brent; motion approved unanimously.

Management- Brett advised that Summer 2025 prep is in full swing; contracts for pool maintenance, pressure washing etc. have been finalized. The church for our annual meeting on May 17th @ 10 am has been booked. There was a leak repair between units 103/203 that he coordinated.

Old Business-

Brett- He advised that vehicles with dead tags have been removed since our last meeting.

Vice President Susan Ackerman requested to step down due to personal reasons. **President McCoy** reappointed her to the board when her situation resolved.

New Business- Brett discussed the need to circulate the call for nominations for our annual meeting as well as to fill the vacant spot for Vice President. Vice President and Treasurer positions will both be up for nominations.

The front wall of the courtyard shows signs of wear. The mortar is bleeding through. Previously it was painted in 2017 & 2021. Brett advised we are approaching the time it should be considered. He advised it was \$3500 the last time and will be able to seek out a price.

The pool needs to be caulked. \$2700 estimate to handle. Approved by BOD.

Fin Cen filing requirements- the conversation about whether HOA's are required to participate in filing has changed several times over the course of the past few months. Since the change of government administration, effective 3/2/25, there appears to be no intention of enforcement of the requirement. Orleans Court did comply, so we are within regulations if it changes again.

Recognition of Unit owners-

Unit 313- Wishes to remind fellow owners and residents to please ensure guests or renters adhere to the Ocean City noise ordinance. She advised that some nights at 2 am there are loud groups in the courtyard disturbing others. Brett reminded all owners in attendance that if there are any concerns related to noise or other disturbances to please contact Ocean City Police Department at the non-emergency # 410-723-6600 to report these concerns. This is an issue that should be addressed to the police to enforce.

Unit 326- He advised that he had an issue with the Berlin branch of Bank of Ocean City posting his dues in a timely manner. He advised we should consider

doing business with a different bank. The owner of unit 326 also expressed the board should look for other local banks offering CD's with comparable rates.

Unit 320- Advised that people are dumping items not related to Orleans Court (siding/other construction debris). Noted that our annual letter to residents should include gentle reminders of items such as where to stow bikes and limit, trash and noise ordinance. He advised the handrail on the stairs on NE corner between floors 1 and 2 is broken again. Brett advised it has been repaired previously. Jeannie suggested finding an alternate solution for securing it. Advised that a pothole has existed on the North alley near unit # 119 for some time and it is worsening. He suggested reporting to the city for repair. He asked that when the annual pressure washing is completed to ensure the stairs get attention. They are particularly dirty. He also noted that unit # 109 railing to balcony is still off after appx 5 months. BOD agreed that notification will be made to have it fixed by 3/31. Brett will handle notification.

The next Board meeting will be the annual Owners meeting held on Saturday May 17, 2025, at 10 am at St. Peter's Lutheran Church, 10301 Coastal Highway, Ocean City.

Adjournment- 3:52 pm- Motion to adjourn was made by Jeannie, seconded by Ashley. Motion carried with no objections.