

GULL WAY VILLAS CO-OWNERS ASSOCIATION
 PO BOX 668
 OCEAN CITY, MARYLAND 21843

The zoom meeting of the Board of Directors was called to order by President, Jeff Dolan, on Saturday, May 29, 2021, at 10:06am.

The minutes from the last meeting were read. There was a motion to approve the minutes, pending changes as noted. Second, passed.

Visitors:

1 visitor, no comment currently.

Present

Jeff Dolan, President	Maureen Paniagua	Ed Penfield
JoAnn Tollenger, V Pres	Kara Moyer	Sandra Monaco
John Wells, Treasurer	Wendy Sisson	Ginny Austin
Judi Bidwick, Secretary	Linda Johnson	Jim Lenahan

Absent

Finance Report

Assets

Operations Funds

Bank of Ocean City Checking	\$16,655.44
Bank of Ocean City Savings	32,795.03
Current interest rate 0.1%	
PNC Checking	3,107.59
Taylor Bank Checking	<u>2,000.00</u>
Operations sub Total	\$54,558.06

Reserve Funds

Bank of Ocean City High Yield	\$198,692.02
Current interest rate 0.5%	
PNC Money Market	68,200.47
Current interest rate 0.01%	
Taylor Bank Money Market	180,355.74
Current interest rate 0.35%	
Taylor Bank CD -	12,161.13
Current interest rate 0.3% Matures January 72022	
Taylor Bank CD - 54	13,028.77
Current interest rate 0.3% Matures May 24, 2021	
Taylor Bank CD - 55	18,153.84
Current interest rate 0.35% Matures April 4, 2022	

Reserve sub-Total \$490,591.97

Total Assets \$545,150.03

Liabilities

Prepaid Residents' Assessments 25,131.00

Total Liabilities \$25,131.00

Net Worth \$520,019.03 (will change to Equity)

We have contributed an additional amount to reserves.

Request last month, a check mark will show up online by name if referral to attorney regarding non-payment of dues.

Our attorney is a real estate attorney, so J hesitates to forward anything less than an \$1000 concern to the attorney.

Tendency is to right off Janney and what he owes since his unit is sold.

It might be good to send a letter to him regarding the money he owes. Cyndy has phone number--no other information. We can look up prior address and Jeff will send to him, making one more attempt to collect.

If a person is running for BOD, if in good standing by time of election, that person can run. We mark ballots as ineligible if not paid up by general meeting. Jeff will send letter if Jo gives address.

Flood Insurance is due in June; expires June 18. It is the standard package they send to us. We always take the lower limits based on the appraisal \$835per bldg. We are covered; \$27000 is same as last year for premium.

Motion to approve the flood as same as last year, seconded, passed.

Internal Audit

J plans to be up in OC June 26-27; an audit will be done at that time. July 3

Move to accept the Treasurer's Report; seconded, passed.

Resident Managers Report

05-29-2021

Police Incidents: 1

Not sure exactly what happened but a visitor at 408 Bayshore, Unit 202 was arrested for disorderly conduct. Contracted Work Schedule

Contracted Work

Crawlspaces- Fall Barry still on for the fall. No date for start at this time.—Cyndy feels October will be the target.

Do we have a written contract with Barry? Yes

Update on mushrooms growing out of the carpet in one of the units—work to improve will start soon. Anything done to stop the spread? C has no details on work.

If it goes over \$10,000, we would be involved in part payment. BOD needs to be aware of what is being done in that unit. We need to know our liability. No information from owners yet to see what cost is.

Jo wants to make sure that owners know to contact us if cost is over

Permit number: 91 is the owner.

J, where was dehumidifier installed? In bedroom, hole goes to outside. Approval was before Cyndy was mgr.

Work done

Cleaned out roof drains at 408 Bayshore

Replaced bird cage on dryer vent at 2626 Gull Way, Unit 102

Replaced fire extinguisher cabinet at 415 Lark Lane, second floor

Stained pool fence, new wood and touched up areas of fence

Put out all pool furniture

Sprayed parking lots for weeds

Replaced 7 gutter tail pieces on gutter drains

Cut back all crepe myrtle trees

Cut all ornamental grasses

Trimmed all evergreens
Prepare pool. for opening
Remove overgrown grasses on entrance way and replaced with river rock on 411 & 423 Lark, 420 and 424 Bayshore. I plan on doing 2 more on the outside entranceways.
Cleaned all flower beds,
Planted flowers and mulched
Planted 3 new perennial hydrangea bushes on various buildings.
Planted perennials on both sides of the fence between 2626 and 2628 Gull Way
Cleaned bathroom and refrigerator to get ready for gate attendants
Trained attendants on Sunday, May 23rd
Removed wasp nest from pool gazebo
Replaced 2 air conditioner condensation lines
Assisted all owners with contractors etc.

WORK TO DO

Pressure wash sidewalks
Sand and paint light posts
Clean fences
Clean up area behind 407 Lark and 408 Bayshore
Sand metal handrail at entrance of pool and paint.
Sand (1) bench and paint
Extend AC condensation line at 412 Bayshore Dr., Unit 101

INSURANCE

Our insurance company contacted me and needed documentation that our windows were hurricane rated . This was requested by our insurance inspector during his annual inspection. I was able to obtain a copy of an original permit through the Town of Oc. The permit stated that the windows were rated at DP-50, which equated to approximately 200 mph. A copy of the permit was forwarded to our insurance agent.
All prove good at this time.

FOUNDATIONS

Roy wants additional money for the work he did. This is more that he originally quoted. We were quoted \$9,500 and he wants \$14,341.32.
He says he has 285.5-man hours at \$45 per hour which is \$12,847.50. Fuel was \$360. Materials were \$1,133.82.

Roofs

I contacted Duralast, the manufacturer of our roof material, to find a local representative to provide a proposal to inspect our roofs. Axios Construction and a representative from Duralast will be inspecting our roofs Tuesday, June 1st at no charge. (Out of warranty in 2016.)
We will get a list of what needs to be done and perhaps we can do some of the improvements. We can see specific problem spots. We can do some of the caulking and patching.

Architectural Committee

Requests: 1
424 Bayshore Drive, Unit 102 Bankeroff. New sliding glass door. Barry is doing the work.

FOR SALE

For Sale: (1) 411 Lark Lane, Unit 102
Under contract: 1

End of manager's report; There were no questions currently regarding resident manager report.

Observation by J--Barry says he cannot get to us until the fall. He is disposed with other owners' improvements, and we hope he will be able to start when he says he will.

Volunteer Weekend for Painting, etc.

Nothing was done on the stairs with those who volunteered to work since the forecast was for rain. It did not rain but it did not work out as envisioned.

Delamination, Flashing process. We received money to pay for future repairs. We should be tracking the spending of this money appropriately—we received about \$14,000 originally, we are up to \$4000 at this point. This problem will continue to happen—break away and needs to be repaired. Wendy—why do we care about the line items for it; it is work we must do regardless. We need to know when work needs to be done; can we have an estimate for what needs to be done? We will not know the dollar amount until we look at and actually do it. Cyndy will let BOD know when there is a problem and when things are to be done.

Sandra suggested that we put in a line item for this particular work. Jeff agreed that we could go that route. We have \$8000 left then we could put a line item in for about \$2000 each year for repairs.

We can put a figure on it for repairs to approve beforehand.

Move to make this a line item of \$2000 yearly, seconded, passed.

Background on figures from the Contractor, Roy Ginter—delamination work

The contractor appeared to underestimate the work and materials and wants more money for the work done.

Question is: what didn't he do that he was supposed to do? (2 coats, remove delamination, then repair, for the job \$9500.) He did 2 buildings and saw how much he had to do. It ended up looking like he really did earn that much and more. He wants \$14,---- for the work done. Cyndy felt he did the work well, and she would present to the BOD. Have we received an explanation from him? He broke it down for materials, time, fuel, etc. Cyndy felt he did the work he said he had done. He did not know the extent of the original work; nor did he estimate the work correctly. Challenge for us is instead of contract, we should know what he did not do; Ginny-- what would we do if this were a company, and he were not an owner? Compromise? We will pay \$9500 even though we did not get what we wanted. **Nothing is in writing; it was a handshake.** It was a verbal agreement. Wendy feels we should not pay the whole amount. He made the mistake. Do we want to pay the \$9500? Ed-- He did not do the esthetic coat. Ed feels no problem with \$9500. The contractor just screwed up.

Linda—has a problem with going higher than \$9500. What would we do with his walking out? Ginny—this was unprofessional . Cyndy caught him in the parking lot as he was preparing to leave.

Wendy—Cyndy, did you have any conversation with Roy. Cyndy: He said he could not do 2 coats for that price. Asked if he could do one coat. He said yes. However, the final bill included the added amount.

Ed modified his original motion to \$9500 to be paid to the contractor for the work he did. Seconded, passed.

Sandra opposed the motion.

Cyndy suggested that we curtail any business with this contractor in the future.

Jo contacted all who are running for the BOD. Sent replacements to all who said they did not get the ballots; all replacements were sent to those owners. Cyndy received only one return and that was one that Jo sent to replace the one that was not received. 33 returned, so far, from owners.

Wendy—reminder should be sent to owners June 10 as a reminder to vote.

Fourth of July—July 3 General Meeting

BOD meeting at 9 at pool; owners meeting at 10; officers meeting after general meeting to elect officers.

Kara volunteered to co-chair the picnic committee; Ed said he would help; Joan Bridges said she would help.

Webmaster: Sandra said she was doing too much at this time to take on an additional task.

Anyone interested in taking it over. **Cindy Occult seemed to be interested. Cyndy will text her now to see if she is still interested. Cindy said she would take on the job as webmaster. I (Judi) will be glad to work with her.**

Coordinate with Cyndy that she has all current phone numbers and we have them as well. Jo, J, and Judi have emails that are updated.

Update on decks.

Judi sent out email this am with what was sent out previously in September 2020 with types of decking. Wendy has questions—rot appears on joists. What are my responsibilities. Anything that is structural is Gull Way's responsibility. Everything else is the owner's responsibility.

If we have deterioration, we need to address all those needs.

Price of wood up—

Wendy does not want to replace deck if in 2 years we go with composite material.

Jim—are you on? Jim: no response.

Cyndy will contact the Town of Ocean City since they may have some recommendations. Someone can come out to look at the decks to see if they are structurally sound and if there are things that need to be done at this time, or soon.

This needs to come to the forefront.

The Board of Directors will wait to see what Cyndy finds out .

Pool Issues: Concern about what is allowed to be used in the pool

Safety devices are ok; life jackets are fine. If pool crowded no floats. Pool noodles are not safety items.

We need consistency as to what we allow.

Windows Question: one owner needed a screen for their window. Are all the windows the same? All are the same. Large one in dining room; smaller one in bedroom.

Sandra needs help getting the right size screen—Cyndy will help.

Move to adjourn the meeting (both executive session and BOD meeting), seconded, passed.

Meeting ends 1:13 pm.

Respectfully submitted,

Judi Bidwick, Secretary
Gull Way Board of Directors
