

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

The meeting of the Gull Way Board of Directors was called to order by Jeff Dolan, President, at 10:02 am on Saturday, July 4, 2020.

The minutes from the last meeting were read and approved and change in budget amount.

Present

Absent

Jeff Dolan, President	Maureen Paniagua	Ed Penfield	Jim Lenahan
Judi Bidwick, Secretary	Kara Moyer	Sandra Monaco	Linda Johnson
John Wells, Treasurer	Wendy Sisson	Ginny Austin	Bill Garvin
Jo Ann Tollenger, Vice Pres	Frank Clymer	Mgr, Cyndy Dennison	

Finance Report

The Annual Report was attached to email that was sent out to all members.

As with previous July 4th meetings there will not be a report on monetary activities since our May meeting due to the shortness of time between the May and July meetings.

Financial Notes.

Note 1 – Fees owed as of July 1, 2020

Permit 84 owes \$25 for Jan and Feb

Indication is that unit has recently sold so Gull Way will receive \$50 from settlement.

Total fees in the arrears \$50

Note 2 – COVID-19

Direct expenses for materials and supplies \$1,113

Pool Attendant 11,400

Total to date \$12,514

Note 3 – Federal Income Taxes

The Gull Way Federal income taxes for the fiscal year June 2019 through May 2020 have been filed and paid.

An audit has not been scheduled yet. Perhaps this can be performed on Labor Day. As long as we perform one within the year, as is required by the by-laws.

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

Resident Manager's Report

7-4-2020

Police Incidents 1: kids in 424 tried to get in wrong building. Tore screens. Waiting on check from owner where they rent to replace with new screens. Tried to get into 420, ripped out screens.

Work done

Paint all benches

Trim all evergreens

Plant new flowers at 423 Lark (they died)

Spray all weeds (parking lots and sidewalks)
Prepare pool for opening and inspect daily. Meet with gate attendants.
Provide new sheets when necessary. We have had 294 waivers completed to date. Cyndy made additional copies of sign in sheets, etc.
Keep stain in inventory and provide to owners.
Replaced crawlspace well

We have terrible ants: I have a meeting on Monday with Paramount to discuss a possible treatment.
Window Screens are in--\$73.56 (\$78) for large and \$59.52 (\$64) for small. Ants in units have been worse than past years.

Work to be done

Foundations will be done in the fall, probably end of September.
Replace all door locks on sheds
Continue to touch up stain on deck supports and light posts. It's continuous maintenance.

Architectural Committee

(2) Sliding glass door applications were approved and have been completed. They were permits #55 and 57.
Pool Contract price: \$16,000 to include gate attendant.

Units for sale: 0
Units sold: 1
\$180,000

Insurance

MD condo act will change in October of 2020. New deductible can be (optional) increased to 10k. This means owners are responsible for the 1st 10,000 with of damage where the claim originated.

Correa: permit 70 had water leaking from ceiling around window and wall. We found the source of the leak. It was wind driven rain coming in siding around window. We are responsible for the damage. Very similar to J, Penfield and Hyle damage. The window was removed. Re installed with new wrap and caulked. Wall and ceiling needed to be replaced as well. Job is almost complete. Should be \$1,200.

J: Insurance: MD Condo Act—change to \$10,000 per unit from \$5,000 that has been used in the past. There is an option for the BOD to make the decision to change. Insurance company is reviewing for us. Individual owners can make the change for more coverage in their insurance in October when law goes into effect. We will discuss.

When can insurance provide us with the change in our payment of insurance? We'll look at the numbers when they are given to us.

This will probably be on the Labor Day meeting. If owners are in attendance, we would need to say that we are considering this plan to increase the deductible.

In reading the Condo Law, it states that there is a cap of \$10,000 so it may not be what we decide as a BOD. We may keep the \$5,000 or go higher.

Voting

50 ballots as of today for election. (Quorum.) Some usually vote at the meeting.

Wendy:

My deck needs work—how should we move forward? What is our plan for individuals to replace individual lumber? Some have been replacing individual boards.

What is the BOD replacing? Actual joists and support columns. The floor is the responsibility of the owner. The replacement \$\$ came from Reserve Study. A question was asked about alternative decking--Trex was not considered, according to J, because it requires additional supports. There is a suggestion that we have a committee to decide what to do and how to do it. Wendy feels about 25% of her deck needs replaced.

Jeff feels maybe we should put that \$\$ put back into the budget for work on the decks. We may need to talk about alternative lumber to use. According to Cyndy, someone assessed the decks and said there is no structural problem, just cosmetic.

It might be the best thing to do to create a committee to study the replacement of boards, etc.

There is more to consider than just replacement of boards.

Jim, Wendy, Judi, Jo, Cyndy volunteered to be on the committee.

Wendy suggested coming up with list of questions to provide to the committee to consider.

Cyndy—overview of the pool opening. It far exceeded expectations. Attendants followed protocol. They are following through with filling out the cleaning sheets, etc. Never passed 26 people in the pool. It has gone smoothly.

Jeff, with feedback—participants felt professionally treated. Renters felt secure and understood the process. If renters couldn't go into the pool when they arrived, they were told that they would receive a call to come to pool. Feedback about this was positive. For the past 20 days, an average of 14, 15 per day appeared at pool.

Jo suggested we give a recommendation to girls who worked for us when they leave. Wendy did a mock up for the girls at the beginning for training purposes. The feeling is that we really lucked out. The girls had a good work ethic and habits.

Ginny was contacted as a member of the architectural committee—by 416 Bayshore Dr. for making changes; Ginny asked that she please be removed from the list so she won't be contacted further.

What are we going to do for Labor Day? We are not sure but the rules from Governor will take precedence. Will we still have the General Meeting in September?

At this time, we will schedule the general meeting and picnic for Labor Day We must issue a cancelation by August 5 to let owners know that we will not have the meeting or picnic.

Since there is a possibility of no meeting, we need to send ballots to owners to let them know they need to vote by mail. Jo will come to OC to count the ballots for the BOD members. Covid will tell us what we will do ultimately.

Letter should go out ASAP to owners regarding voting again. Kara--Don't do postage on 2nd letter to owners. In the letter we will tell owners to vote and send in their envelopes (again in some cases).

J—consult MD condo law re voting 11-109 deals with that.

Jo will consult with Linda re 2nd letter to owners; we can change the font to red on second voter letter so we will know which response takes precedence.

Insurance legislation recently passed by the State of Maryland that will impact all condo associations—the approved budget should go to owners within 30 days. Budget was reviewed by all owners when sent out previously prior to the July meeting. BOD, only, has responsibility to vote and accept the budget. It is okay to post the approved budget on our website for owners to see.

Will we allow games in our community??? There are all sorts of possibilities--Corn Hole, ladder ball, ring toss, etc. Someone made a request for corn hole. We can respond to just that particular game and omit other games at this time.

A letter can go out (perhaps with the voting letter) concerning the following motion by Jim—to permit corn hole to be set up and played on the greens at either end of the complex, and to be played between the hours of 10am and 10pm only; seconded, passed

This will be put on website. (Judi volunteered to word the attachment allowing the game)

Jim asked if it were possible to move 2nd bike rack a foot away from parking space—. Cyndy reported that yes, it can be moved. Jeff offered to assist.

Bank info is on its way to Jo.

There was a move to adjourn at 11:59am, seconded, and passed.

Respectfully submitted,

Judi

Judi Bidwick, Secretary