

**Starfish III, IV & V Condo Association Owners Meeting**  
**April 30, 2011 - 10:00 am**  
**North Side Park Recreation Building, Ocean City MD**

## **Agenda**

### **1. Call to Order - Dick Gilbert**

- A moment of silence for the passing of Rena German & Larry Weatherholtz was held
- Introduction of the board members
- Review of prior meeting minutes

### **2. Treasurer Report - John Ryan**

- Association is in great shape – lowered condo fees by \$5.00 per month
- No major projects planned
- \$38k in reserves, assessing finances regularly
- \$44k total between reserve (CDs) account and operational (checking) accounts
- Proposing condo fees to be the same for next 12 months
- Issue of damaged railings in bldg 3 might be an unexpected expense if not paid for by responsible condo owner

### **3. Management Report – Hoss/Shiple Management, presented by Yale Tankus**

- Building III Railing – railing damaged by someone dropping or lowering something (like a fridge) from the 3<sup>rd</sup> floor in the area of # 303/#304. Letters were sent to all building III owners requesting information anyone might have. One response from a first floor owner. Cost to repair \$1552.
- Snow Removal – Snow removal was necessary after Christmas snowstorm, cost \$435.
- Siding Repairs – Siding repairs were made on Building IV on two occasions – cost \$175.
- Building Appraisals – The appraisals on all three buildings were update for insurance purposes - cost \$162.
- Insurance – The association will see a savings of about \$5000 on the insurance premiums in FY2011.
- Dryer Vents – Hoss contacted a contractor that Shipley Management w2oks with to get a price to have dryer vent stacks cleaned. Contractor advised that he now have an infrared camera that he can use to determine where blockages are. There is at least one stack in Building III that the board would like to employ the se services the possibility of contracting for this work will be discussed at the before the meeting on the morning of the owners meeting - Approx cost \$100 per stack.
- Plumbing Repairs – Hoss contacted a plumber to address two issues. 1. Replacement of shut off valve for Building IV and, 2. Leak in the main drain in Building V 01 Stack. These items have not been addressed yet but will be in the next week or so.

### **4. Discussion of Rules and Regulations – Mark Byrne**

- New Beginning January 1, 2011, any violation of condominium rules and regulations will be reported to the Management Company, who will contact the property owner. This warning system will allow the owners to remedy the situation and put in place corrective actions to prevent future recurrences of the violation or of additional violations. If a particular property owner receives three

warnings, a fine of \$50.00 will be charge to them. Each additional occurrence will result in an additional \$50.00 fine.

- On January 1 of every year, all owners will be reset to a zero warning status.
- Fines will be added the owners annual condominium fee and collected via this process.

**5. Update concerning the Damaged Railing and it's resolution - John Ryan**

- Investigation indicates that a new fridge is in unit 303, visible through the front window, it is likely that the removal of the old fridge caused the damage to the railings.
- The owners would not come forward and accept responsibility.
- A police report was filed (property damage)
- Repair costs are \$1552.
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**6. Report on Workday Projects** April 9<sup>th</sup> conducted, May 14<sup>th</sup> coming up

- Garrett German & Rick Poss - Porch Lights and Conduit being replaced in front of all condo units
- John Ryan - Dryer Fans ( Dryer vent blowers to be installed, Including the problems found and expected resolutions )
- Bill Reily - General fix up including repair of the dumpster fencing (IV), clean up and touch up in garage, condo step, mulch, and common areas.

**8. Election of Board Members –**

- No new board members elected, no existing board members retiring or leaving board.

**9. Any other Business or Considerations to come before the Owners.**

**10. Adjournment**

Immediately following adjournment, the Newly Elected Board Members will meet briefly for the election and appointments of officers along with the entire board over the last year.