

Starfish III, IV, V Condo Association

Board Meeting Minutes

May 6, 2020

1. **Call to order**

Dick Gilbert called to order an electronic Board of Directors meeting (via Zoom) of the Starfish III, IV, V Owners at 7:11 pm on May 6, 2020. The meeting was held electronically because of the ongoing Coronavirus pandemic. In attendance were most of the Board members (except for Ed Rodier who gave proxy decisions and vote to the Board), and several condo Owners.

2. **Memorial**

A moment of silence was held in honor of Owners and their immediate family members passing. They included: Owner – *Malta Maria DiLullo*; Mother of Anne Calandra – *Eleanor V. Teti*; Mother of Dick Gilbert – *Jo Gilbert*; and Owner – *Bill Riley*. The Board also acknowledged thank you notes to the Association.

3. **Review of previous Minutes**

Prior to the meeting, the Board and attendees were emailed minutes from this past year, along with last year's Annual Meeting minutes. As there were no additional comments or immediate action to be taken, the minutes were approved as written (with a minor correction to the date on the Annual Meeting minutes).

Each Attendee was also emailed the Quarterly Financial Statements for review.

4. **Treasurer Review**

John Jenson (ManaJit) and Janet Gomes reviewed for the Board the first quarter Balance Sheet, and Profit and Loss sheets. The Association is in "good shape" and will be transferring some funds around from the checking account to more beneficial financial holding places with better returns. John also promised to send the latest financial sheets to Ms. Gomes as soon as possible.

5. **Management Review**

John Jenson gave an overview of happenings at Ocean City since the pandemic. As of the date of the meeting, the Governor of Maryland was allowing walking on the beach and the boardwalk with social distancing. As such, Owners will slowly start being able to return to their condos.

Status of burned mulch and railroad tie/throwing cigarette butts from a condo unit – a small fire occurred a few weeks back due to a renter of one of the units throwing cigarette butts over the side of the railing. It caused a mulch fire and damage to railroad ties on the south side of Building III. John Jenson reported that he has sent a letter to the Owner of the condo and will be forwarding costs for repairs to the responsible unit

Owner. At the Board's request, Mr. Jenson will also be contacting the Ocean City Fire Marshall's office and/or the Police Department to file a report of the incident. According to a witness, cigarette butts continue to be thrown over the railing after the incident. Another reminder will be forwarded to the owner/renter that it is unacceptable to continue this practice and the Owner is hereby put on notice that fines will be imposed on the Owner if the issue is not addressed immediately.

A question was raised as to whether the Board was responsible in any way to communicate and/or ensure the COVID-19 restrictions are followed. Mr. Jenson informed the group that there is nothing in the by-laws that require the Board to take any action in this regard.

6. Fall Workday decision delayed

A decision was made by the Board to delay whether the yearly Workdays will continue in the fall, per the cancellation of the normal Spring Workdays. Because the future of the pandemic is still not known, the Board will wait to see if the Workdays could be done in the fall. A future decision will be made in the interest of the Owners/Renters safety.

A decision on what to do with the 2021 Workday Credit was deferred until such time that the pandemic is downgraded and a better plan can be made to address the issue.

A further discussion ensued over whether there were items/repairs that couldn't wait for the fall. Garrett German noted that the trash receptacles were being badly damaged by the refuse company, and that it would be in the Associations' interest to repair the receptacles with metal strips to avoid further damage and resulting costs for replacement. He also noted that white painting storage closets were needed to be done soon, and that the underbuilding parking lights needed to be replaced and could be done without a formal workday.

7. Election of Board Members and Officers

In lieu of an official Annual Meeting because of the pandemic, the Board has decided to delay the election of new Board members and officers. There is nothing in the by-laws that addresses what to do in the event that new members and officers could not be elected. Other Ocean City condo associations are also delaying elections, as well. A motion was made by Bethann Kretzman, and seconded by Margie Wright for all Board Members to keep their seats at least until the next Annual Meeting. All Officers would remain in place, as well. All were in favor and the motion passed unanimously.

Starfish Association Board of Directors (as of time of meeting):

President – Dick Gilbert (Term of Office Remaining – 0)

Vice President – Manny Gomes (Term of Office Remaining – 0)

Secretary – David Dudish (Term of Office Remaining – 0)

Treasurer – Janet Gomes (Appointed)

Other Board Members Remaining Term of Office

Ernie Wright, Ann Calandra, Ann Flynn – 0

Dick Gilbert, Manny Gomes, David Dudish – 1

Margie Wright, Bethann Kretzman, Ed Rodier – 2

8. Old Business

Garrett German has been trying to get a welder to come in and do some immediate repairs to the stairs in the buildings where the steps are retaining water and rusting. As of the meeting date, he couldn't find a welder interested in the job or had the skills to take on the work.

9. New Business

Dave Dudish brought up the problem with the stairs and said he sees it as three different phases that need to be investigated. Because it is visually apparent that there is rusting in the areas identified by Mr. German, there may be other unseen issues in the steel supporting the steps. Mr. Dudish recommended that 1) the Board investigate if there is a major problem with the stairs and identify what needs to be done; 2) possibly hire someone that could make an engineering perspective look at the safety of the steps, and identify short, medium, and long-term plans to address the problem, and 3) develop a longer-term plan and cost estimate to replace the steps in the 3 buildings. Such a plan would help the Board determine the extent of the problem and what would be involved in addressing the issues. John Jenson from Manajit agreed to possibly set up a meeting with one of his engineer contacts that show the problem and get an estimate for doing a study to address all phases identified above.

The current by-laws do not address how to address responsibility of the Board when an Annual Meeting can't take place (because of the pandemic). Mr. Jenson said that in lieu of the Annual Meeting that the meeting minutes from this meeting and the other minutes from this year would suffice to address questions from realtors and potential buyers when someone is selling their condos. These minutes disclose all actions being addressed by the Board of Directors and would cover the assumed responsibilities of the Starfish III, IV, V Condominium Association.

10. Adjournment

Being no other questions or concerns from those attending the meeting, a motion was made and seconded to end the meeting. All agreed and Mr. Gilbert adjourned the meeting at 8:07 p.m.