

*Starfish III, IV, V Condo Association
Fall 2021 Board Meeting (Electronic)
September 21, 2021*

Association President Dick Gilbert called the Fall 2021 Electronic Board Meeting to order at 7:07 p.m. Board members present at the Zoom meeting included: Dick Gilbert, Ernie Wright, Marjorie Wright, Dave Dudish, Ann Calandra, Bethann Kretzman, Jeff Myers, and Mark Stasuk. Owners attending the meeting were Kelly Dorn, Rick Poss, Daniela Schoelen, and Jody Landers. All present were advised in advance of the meeting to review the previous Board and Annual Meeting minutes from the website, as well as the emails of the latest Financial Reports. Both the minutes and the financial reports were accepted as presented.

John Jensen (Manajit Property Manager) gave an in-depth status report on past and on-going building issues, and presented a proposal for the coming year budget. Mr. Jensen, Mr. Gilbert and the rest of the Board emphasized the importance of keeping up maintenance on water heaters, plumbing, condo temperatures, and windows. He reported that the Association is in good standing and that current reserves were appropriate and in line with other associations of our size. A discussion ensued with regard as to whether the buildings should undergo an appraisal to ensure the amount of insurance the association holds is appropriate, and whether insurance costs could be lowered. It's been about 10 years since the last appraisal. Mr. Jensen said that the insurance policy is up for evaluation in February and that it might be beneficial to do an appraisal. The Board will look into this further in the next couple months.

Other main topics of the Board Meeting:

1. Proposed painting of all 3 buildings – the Board reviewed the proposals to paint all white portions of the buildings and under-hangs, with the exception of the deck areas outside each unit (those remain the responsibility of each Owner). A motion was made and seconded to accept the proposal from Moore Painting to do the work. All Board members voted in favor of accepting the bid. It's expected that the work would be done this fall and would start relatively soon. The timing of the work, the order of the work, and how Owners might be affected has yet to be determined. The Board will advise Owners when more final plans are made. A discussion ensued as to whether the signage on each building needed to be replaced, as well. Secretary Dave Dudish agreed to look into the possibility and the associated costs associated with it.
2. Step Replacement – As most Owners are aware, the deterioration of the steps of each building are a safety concern. The opinion of an engineer (hired by the Association) found the steps to be in good to fair condition for the next couple years, but will need to be replaced. Some of the steps are badly deteriorated at the junction of the building. Because it's already been 18 months since the study, the need to do an official engineering study as to the kind of steps that should be used for the replacement needs to be done. That study will allow the Board to gather more information for soliciting bids to get the steps replaced. It's yet to be determined the order of replacement, but all steps will ultimately need to be replaced. The cost for the Engineering Study will be approximately \$5000. A motion was made and seconded to go forward with the study. All Board members voted in favor of going forward with the study. John Jensen agreed to go forward and make arrangement with the engineering contractor to get the study done as soon as possible.

3. Discussion of Assessment to gather funds for step replacement - The step replacement will be a major expenditure. The exact cost is not yet known. The engineering study will provide information for soliciting contractors and get pricing. The Board discussed methods for payment and generally agreed it most likely would come through monthly assessments. Mr. Gilbert agreed to make sure all Owners were made aware of all advancements in this regard.
4. Condo Unit Owner Complaint about smoking on decks – President Gilbert acknowledged a complaint from an Owner about smoking on decks. The smoke was rising from a 1st floor unit and was reportedly affecting their ability to enjoy their own deck. Mr. Gilbert called the Owners and it appears they were not aware of the problem. They agreed to place signs on their deck, and to inform the rental agency that renters were not permitted to smoke on the deck or in the unit. The Board acknowledged the amenable response to the complaint. Mr. Gilbert took the opportunity to encourage Owners to talk to each other if they are experiencing issues. He acknowledged that Starfish is a “close knit” association and most Owners are happy to mediate most issues. He credited the Work Weekend concept for allowing relationships between Owners to develop.
5. Establish a Landscaping Committee – The Board discussed establishing an advisory committee to the Board on Landscaping. No one at the meeting volunteered to spearhead the committee at the time. The search for volunteers will go out to the general population of Starfish owners.
6. Trailer parking – The Board listened to a concern from an Owner about the parking of trailers underneath the buildings. After discussion, the Board agreed that the parking of trailers under the buildings is permitted providing they follow the rules of two parking spaces per Unit. They must fit within the two spaces, both length and width-wise. No trailers are to be parked in the stone parking lot.
7. Water Spigots – The Board listened to a concern from an Owner about non-Starfish beach-goers using the water spigots for washing and “bathing”. The concern was not only that the public was using the spigot, but because of their use, they were delaying Starfish owners and renters from using the spigots when they wanted to use them. The Board discussed the use of spigot keys to lock out the public. The problem was that it would be difficult for Starfish residents to keep track of their keys and that replacement keys would be cost prohibitive. John Jensen acknowledge that these types of problems are a concern throughout Ocean City and there was little that could be done. The Board did not want to further pursue the spigot key option, and the issue was tabled.
8. Discussion of water heater replacement time frame – With old and faulty water heaters being the source of water damage in the past, a recommendation was made to keep track of the age of all water heaters in the Starfish buildings. The Board discussed how this could be monitored, but eventually agreed that a yearly (or possibly more often) reminder from the President of the Board would be more effective. Mr. Gilbert agreed to send an email to all Owners after the meeting to remind them how to protect their property, their neighbors’ properties, and save on unnecessary expenses and hardships to Owners for damages not covered by insurance. A Board member also recommended

that the email include a recommendation to turn off supply to the water heaters every time the unit is not being used.

9. Addition of gravel in the parking lot – a recommendation was made by an Owner to add more gravel to the parking area outside and between the buildings. Dick Gilbert said that the addition of more gravel would be added to the Work Weekend schedule for next spring.
10. Discussion of dog noise – The Board was asked by an Owner to discuss dog noise. The Board discussed past incidences and that since that time no other issues have arisen. Owners are reminded that only pets of family members are permitted in the units. No renters are permitted to have pets on the property.
11. Owners forum – Several Owners in attendance took the opportunity to thank the Board for the outstanding job they are doing and their donation of time to represent all the Starfish Owners was greatly appreciated.