

## Starfish III, IV, V – Annual Meeting – 5/21/22

### Call to Order

- Meeting called to order by Dick Gilbert, President of the Association at 9:00 a.m.
- All Owners, Board Members, and the Management Company were introduced. Nineteen Units were represented – 14 in person and 5 by proxy.
- A moment of silence was held in memory of Owners who passed during the past year.
- It was explained by Dick Gilbert that minutes from all past meetings and current information can be found on the Starfish Condo Association website which is maintained by Dave Dudish, Secretary.

### Minutes

- The minutes of the 2021 Annual Owners Meeting were presented and approved as written.

### Treasurer's Report

- The report was presented by John Jensen as the Property Manager from Mana-Jit Management Company. The 2021 year-end report and the 2022 to-date reports were made available to all in attendance and highlighted current balances, operating expenses, and reserve dollars available. The report was approved as presented.

### Management Report

- The Report highlighted the recent replacement of the building signs and stairwell replacement project. Owners were advised that the stairwell replacement project is moving forward with design, bidding, and review process. A meeting may be called in the fall of 2022 for the review of the project and necessary funding options.
- The stairwell lights have recently been converted to LED bulbs with positive feedback from the community.
- An Owner advised of a Bill, HB0107, currently in legislation for the State which would require associations to have reserve studies completed. Mana-jit to review further.

### Work Day Report

- Dick Gilbert reported that the first workday went well with many in attendance. A variety of projects were completed. Thanks to Mark Stasuk, new false bottoms in all of the dumpster trash cans were installed. Unfortunately, the second scheduled workday and rain date had to be cancelled due to the weather. In lieu of that work weekend, Ernie Wright will notify those individuals who were going to participate of specific jobs/projects that can be completed to gain the credit. Those people will be allowed to complete their assigned task at their convenience. The addition of any plantings or improvement to the bed areas will be deferred until the completion of the stairwell project.

### New Business

- There was discussion regarding replacement of the stairs in all buildings. A request for bids based on the newly acquired engineering report has been pushed out to two (2) general

contractors. Once the bids are received, the Board will discuss and then present to all members to decide the best method of payment and a timeline.

- There was some discussion regarding placing river rock in the flower beds in the future as opposed to mulch as the mulch blows away. This will be re-visited once new stairs are installed.

#### Election of Board Members

- Four new members were needed for the board. Nominated were: Kelly Dorn, Bethann Kretzman, Jeff Myers, Marjorie Wright, John Davidson.
- Marjorie Wright withdrew her nomination.
- Newly elected members are: Kelly Dorn – 3 yr term; Bethann Kretzman – 3yr term, John Davidson – 3 yr term; Jeff Myers – 1yr term
- Note: no vote was taken on Officers as they are now in the second year of a two-year term.

#### Other Concerns

- John Jensen mentioned that Ocean City is experiencing problems with mice in condos and homes. We are reminded that we should dispose of all trash/food in receptacles/dumpsters and not leave any trash/food on our porches.

#### Review of Rules and Regulations

- Make sure John Jensen of Mana-Jit has a key or pass code (if keyless) for your unit
- Units on the 1st and 2nd floor are parking underneath this year. Units on the 3rd floor have 2 spaces each in the parking lot. Be sure to use parking permits provided to avoid confusion or towing.
- Nothing should be hung over the railings. • Any problems should be reported to John Jensen.

Meeting was adjourned at 10:05 am