

Moreland Courts Annual Meeting – May 2, 2022

John Beeker intro report

- 29 units sold since last meeting
- 7 sold in the last year, and the new owners were recognized

72% of units at MCCA have turned over since the 2015. A murmur rushed through the crowd with that announcement.

Jessica Schreiber calls the meeting to order

John Beeker asks for a motion to waive reading the minutes.

McGuire & Mullin second the motion. The ayes have it.

Election Committee - Nancy Honig, Mildred Brooks and Ann Gordon reported on the voting panel. All candidates elected by majority of residents.

Reports:

Board President – John Beeker – described being grateful for his 6-year term and acknowledged with whom he worked. Recognized broad participation of unit owners in multiple committees. Encourages owners to get involved. Appreciated care and concern throughout the Covid period. Acknowledged Paul Stroud’s leadership to guide us through the pandemic with best practices. Noted MCCA continues to be in sound financial shape, with a fully funded capital reserve program, thanking the board for its work. Held a goal of strengthening the senior management & board. Aligned board with oversight responsibilities. Goals – improve communications between board, staff & residents. Build, train & empower the body of employees at all levels. Reviewed policies of procurement. Changed bylaws enabling use of technology to hold meetings. Focus of the coming year is to build on this work. Incoming board will continue to improve communications. Direct capital dollars to less visible back of house repairs, and to work on timely completion of repairs. Centennial celebration. Personal acknowledgement to the board for their hard and difficult work on everyone’s behalf.

Treasurer – Jim Collins – MCCA stands in strong financial position, thanks to previous efforts. Thanked prior treasurers who did good work. MCCA is the paragon of financial transparency. On the owner’s portal – every report is posted for all owners to see. 2021 was a good year. Operations budget – annual capital had a surplus because of work delayed due to covid. \$28k transferred to reserves. 2022 budget is only 3% higher than 2021 due to reserve funding, contracted services, wages & benefits and contingencies. Fingers crossed we’ll end up with a surplus. Looking at 2023, putting the budget together will be a challenge because of inflation. A \$25k increase to reserve funding already built in to counter inflation. Treasurer asking for more volunteers to help with the work. Reserve Study is a 20-year plan reviewed every 5 years. Rising interest rates will not affect more than 60 percent of reserve spending.

GM – Paul Stroud – this is Paul’s eighth annual meeting, and it’s the first in person meeting since 2019. There were changes over the last 12 months, including many personnel changes. Mildred Brooks and Tiara Smith were recognized, as well as Larry McHugh and Louis Henry. MCCA replaced its top-down leadership by creating a middle tier of leadership within the office. Regular department leadership meetings have yielded many positive changes. Recruiting through local universities has yielded good

candidates. Facilities list of projects is long and important. Paul recognized the facility maintenance team and thanked them for working around the clock and the calendar – Larry McHugh and Glenn Henry. Paul thanked the experience of the Board for aiding his office. Unit sales are rising, and the time of sale has decreased from many months to a single month. In 2015, MCCA's loan balance was \$9.2 million which is now down to \$1mm, and it will be paid off in 2022. Paul noted proper budgeting removes the risk of emergency spending on capital items. Paul recognized the efforts of those who have worked in aid of rescuing Shaker Square. On behalf of all staff, he thanked owners for creating a high-quality living experience and incomparable setting.

Facilities – Archie Green – thanked the facilities committee members for their efforts. Many projects completed through the funding of \$805k in improvements, maintenance, and repairs. There may be a need to look at more outside contractors, and perhaps to pay a higher rate for services. Reviewed Facilities and Landmark committee work. Reserve Study – a 20-year plan looking at infrastructure and remaining life. Reserve study must be fully and properly funded. Favorably compared MCCA to the Surfside condominium in Florida that pancaked because of continued neglect of funding necessary work. Archie summarized 29 projects completed, including East Tower ADA entrance, guest suite renovation, laundry rooms, and landscaping. Asked for volunteers to help with the work. Archie thanked President for his efforts and time.

Landmark Committee – Jim Collins – Interior subcommittee engaged consultant who is to present report on how best to improve interiors.

Marketing Committee – Chris Malstead – thanked his committee members. 1 – discussed the sales market, noting our sales have been strong. With rising interest rates, we must monitor strength of sales. We may need to host realtor event. 2 – four the 100th anniversary, planning 3 events – June dinner, Aug picnic and December party. Additionally the “Tree-mendous” celebration to plant trees. History project will create a publication. MCCA will be promoted to local press around the centennial. Market Survey underway to compare to competitive buildings to find out what services they offer and how they spend their maintenance dollars. Competitive survey to include Carlyle (Lakewood), Cashelmara (Bay Village), Point East (Beachwood), Three Village (Beachwood), and Winton Place (Lakewood). Data to be gathered from realtors, and those facilities' board members. Goal to understand how competitive MCCA is. Chris noted the Marketing Committee is the most fun of all the committees and asked for volunteers.

Rules Committee – Jessica Schreiber – rules can only be changed by a vote of the membership. Example – updating to hold meetings via technology. Rule book was written in 1979 and has grown considerably since. Jessica noted rules for the exercise room were created to deal with Covid. Other examples included rules for noise, fire escapes, bikes in common areas, and pets. Discussion around the installation of Ring doorbell cameras. MCCA newsletter reinstated as a board committee.

Legal Counsel – Jay Cusimano of Kaman & Cusimano, legal counsel since Sept 2001. No lawsuits to report. Review of non-profit and legal status. Some legal work done on collection issues. Collection issues since 2019 have risen, including three foreclosures. One owner was foreclosed twice. Two of three cases resulted in full payment, including late fees and court fees. MCCA recovered \$27k and \$16k over last two years. Review of several issues pertaining to MCCA and neighboring community including the CVS parking lot and Shaker Square. Per Cusimano's expertise (his firm's sole focus is representing communities), MCCA is the best managed community in OH, thanks to the board, and involvement of

owners. Fewer than five percent of all Ohio communities have any committees. MCCA owner involvement is beyond comparison.

Motion to Ratify Directors – President asked for motion. Two seconds given. No nays and the motion passed as the ayes have it again.

Lee Poseidon – Nominating Committee – there are four openings and nominees for each were named. Committee recommends all four to their positions.

President – Board accepted recommendations in February.

Election Committee – represented by Mildred Brooks – Archie Green, Jim Collins, Carol Lowenthal and Benoit Joseph won election.

Old Business – none

New Business – none

Questions or Comments – Char Fowler asked about the bike room. She offered to organize an effort to collect and remove unwanted / unused bikes. Are there bikes remaining from owners who are no longer at MCCA?

Question – how to contact board members or committee chairs? A roster of committee chairs is posted on the intranet site. Jessica Schreiber noted the need to create MCCA emails for board members.

President makes motion to adjourn. The ayes have it once again and the motion is passed.