

MCCA Board meeting, January 29, 2025

The January MCCA board meeting was called to order by President Gordon Wean at 7pm, via Zoom.

Present were Board members Gordon Wean, Jessica Schreiber, Scott Fine, Kathleen Hickman, Lloyd Owens, and Bill Lang. Absent: Chris Malstead.

Representing management were General Manager Paul Stroud, Comptroller and HR Director Mildred Brooks, Assistant Facilities Manager Rhea Elliot, and Chief of Security Karl Batson.

Moreland Courts residents in attendance were Ellen and Howard Bender, Angela Bragg, Mr. and Mrs. Callahan, Jim Collins, Jan Devereaux, Sue Dreitzler, Lin Emmons, Elizabeth Fehsenfeld, Char Fowler, Virginia Garcia, John Gearity, Nancy Honig, L. Jacobs, Benoy Joseph, Dorothy Lammers, Stacey Lang, Carol Lowenthal, B.J. Miller, Jon Miller, Liz Patterson, Mr. and Mrs. Piepenberg, Bill Powel, Ed Rybka, Eric Schreiber, Linda Sempliner, Nancy Shanes, Margie Simon, Katalin Voros, Sarah Wean, Gina Winstanley, Sara Wotman, and Stuart Younger.

President Wean introduced Tania Menesse, CEO of Cleveland Neighborhood Partners (CNP), who gave a presentation on developments at Shaker Square. She noted the extensive efforts to gather community input, via surveys and many pop-up events, and summarized the results. Entitled "A New Era for a Cleveland Classic", the redevelopment initiative is entering a new phase with emphasis on links between green spaces, shops, and parking lots, as well as engineering easier street crossings. CNP also is working to foster a robust mix of users for the second-floor spaces, as well as ground floor businesses that serve the daily needs of the neighborhood and attract more occasional patrons. The goal to establish a safe, welcoming, attractive environment also includes market rate housing development. She highlighted warm weather projects that will include lighting and access improvements, and an array of programs as well. Unable to take questions immediately because of time constraints, she encouraged Moreland Courts residents to send questions and comments to her via the MCCA office.

Owner Comments

The meeting continued with recognition of residents with comments and questions. Virginia Garcia expressed concern about security issues on Building 12 due to its vulnerable location and suggested replacing the glass-paned door in building 12 with a solid wood door. She also urged transparency and more information concerning an on-going legal dispute with a Moreland Courts resident.

Howard Bender also voiced agitation about the pending litigation and asked about legal counsel arrangements for MCCA, as well as safety considerations and financial exposure. President Gordon Wean and Treasurer Scott Fine responded, noting that proper legal proceedings always include observance of due process for all parties involved.

Stuart Younger also voiced concern. President Wean and Board member Bill Lang observed that legal proceedings are a matter of public record, and provided the website address that concerned residents could access. Vice President Jessica Schreiber assured him that the safety issue was limited and noted the many, many hours the Board has devoted to this matter, and continues to be closely engaged.

B J Miller asked about security measures at Shaker Square.

Jon Miller showed cellphone pictures of stairways and other places in the West Garage that he believes should be given more urgent attention by housekeeping and maintenance staff. He also suggested a community meeting early in the year (earlier than the annual meeting in May) would be helpful in setting goals for the year.

President Wean thanked residents for their interest and input and proceeded with the official business of the meeting. Minutes of the November meeting were approved unanimously, on a motion from Jessica Schreiber, seconded by Bill Lang.

General Manager's Report. Mr. Stroud reported that there are at present two properties on the market, one of them being under contract and the other listed at the beginning of the past holiday season. There is now one unit in foreclosure and will be proceeding to Sheriff's sale later this year; several

other units are under lien with monthly fees in arrear for more than two months. He said goals for 2025 include efforts to make dealing with rules issues more efficient and speedier through better coordination with the Rules committee and MCCA Board. He is also looking for a stabilization of staffing, as well as capital spending and reserve fund maintenance and repair projects. He noted recent achievements in measures to provide greater security from electricity outages, with vital system components shifted to the more reliable underground current line. An owner's application for a new roof deck in the Tudor buildings was postponed until there was more information available to the Board.

Treasurer Scott Fine reported year-end numbers for 2024 showing an overall surplus around \$32,000, and that the capital reserve fund ended the year at a figure over \$300,000, which is deemed a desirable level of funding. He explained some payroll and other timing issues impacting the balance sheets for the month and expressed gratitude to Paul and especially to Comptroller Mildred Brooks for their diligent attention and support in budget and finance matters.

Committee Reports

Budget and Finance (Scott Fine, reporting): the committee will be meeting earlier in the year than has been past practice, for more effective monitoring and budgeting activities.

Facilities (Ed Rybka reporting): Noted the actions dealing with amelioration of power outage problems, and that the committee will be looking at providing freezers for backup use. The committee will be meeting early in February and will be discussing projects that were deferred from 2024. He also reported that the committee's tour of the campus in the fall was helpful in their discussions.

Resident Experience (Linda Sempliner reporting): More than 40 people attended the author event January 28 featuring Lou Rorimer's presentation about WWII monuments men. Upcoming is the Valentines Day Happy Hour gathering in the Gallery, a theater excursion to Playhouse Square for Rajiv Joseph's play King James in March, and an April orientation and tour for new residents. She welcomed a new committee member, Sue Joseph.

Rules (Jan Devereaux reporting): Continuing, though isolated, problems with smoke infiltration of common spaces and neighboring units have not been satisfactorily resolved by detection and filtration devices. It has been suggested that a course of action would be to establish Moreland Courts as a smoke-free facility. This would require a change in the foundational Declaration, a legal change that must have approval of 75% of Moreland Courts units. To gauge interest and support levels for such an effort, the committee proposes sending a simple, non-binding survey to all owners.

Jessica Schreiber moved, and Bill Lang seconded **Authorization to send a non-binding survey to MCCA owners asking "Would you support a smoke-free community, understanding that current owners who smoke would be grandfathered in? Yes? No? Comments?"** The resolution was approved unanimously.

Security (Jeff Callahan reporting): The committee has met and examined possible technologies, and those measures now deployed. It is considering upgrades to the cameras now in place and also addressing staffing levels.

Newsletter (Eric Schreiber reporting): The newsletter is almost ready, pending articles from management and the board, and should be complete within the week.

Reserve Study (Scott Fine reporting): Update of the reserve study is complete, but it is always subject to change, pending changes in status of equipment, etc. At present, an engineer has been consulted about the state of the boilers and assessment of risk and lifetime.

Nominating (Carol Lowenthal reporting): The committee has received three applications for the anticipated four board member open positions and expects at least one more. The deadline for nominations is February 5.

President's report: Gordon Wean expressed gratitude for the speedy and effective response from the security staff to a recent attempt at a break-in at the door of building 12. He offered congratulations to Sam Rosenthal, grandson of Marcia Ferrito, on winning a prestigious string music competition in the UK. Sam, a graduate of Julliard, has given recitals at Moreland Courts

since he was a high school student. President Wean also thanked Tania Menesse for her presentation and noted CNP's advocacy for "greater Shaker Square" and surrounding neighborhoods. North and South Moreland areas are plagued with absentee and negligent owners for many rental properties, a situation that is of great concern to the Moreland's Group. It is a non-profit organization headed by Jay Westbrook that is involved in bringing attention to the massive disinvestment and encouraging legal and other actions to combat the situation. Mr. Wean encouraged Moreland Courts residents to continue their concern and involvement in the surrounding communities, needed to support the health of our more immediate neighborhood.

Seeing no other business before the board, the public meeting was adjourned at 8:50pm (Jessica Schreiber so moved, Scott Fine seconded, all agreed), and the board went into executive session to discuss legal proceedings. Executive session ended at 9:50pm.

