

Moreland Courts Condominium Association Board Meeting on May 28, 2025

The May 28, 2025, Meeting of the Board of Directors of the Moreland Courts Condominium Association was called to order by President Gordon Wean at 7:00 p.m. and was held remotely on Zoom.

Gordon Wean, Jeff Callahan, Liz Patterson, Scott Fine, Lloyd Owens, William Lang, and Chris Malstead were present. Members of the Management of MCCA present were Paul Stroud, Mildred Brooks, Rhea Elliot, and Larry McHugh.

Residents of Moreland Courts Condominium Association in attendance at some or all of the meeting were Nancy Shanes, Johnathan Shanes, Howard Bender, Ellen Bender, Ed Rybka, Sara Wotman, James Collins, Lin Emmons, Katalin Voros, Virginia Garcia, John Saile, Sarah Wean, Jon Miller, Dorothy Lammers, Janet Richards, Jan Devereaux, Mary Louise Hahn, Stacey Lang, Sue Dreitzler, Elizabeth Fehsenfeld, Shayan Yousefzai, Thomas Willborn, Jessica Schreiber, Benoy Joseph, Doug Honig, Lee Poseidon, B.J. Miller, Eric Schreiber, William Schiavone, Carol Lowenthal, and Lynn Callahan.

Owner Comments

The floor was opened for residents' comments by Mr. Wean.

Sara Wotman questioned the operation of freezers and fridges connected to Circuit Three during power cuts. Paul Stroud mentioned that two more freezers were purchased and discussed limited freezer space. Ed Rybka explained the protocol for using the freezers and confirmed they are ready to use.

James Collins shared his positive experience with the Point Building garden. He offered that accessibility in the 13415 building is difficult, there being a step down to each of the eastern side of the Gallery and western side of the Gallery and, perhaps, ramps may be a good idea. In addition, the 12 Building access to Shaker Square would benefit from a ramp.

Howard Bender suggested the need for a referral for proposal process (RFP) for legal and financial services and that bidding out the services every three to five years would avoid the appearance of impropriety. Mr. Bender made a motion to begin the RFP process but no second was offered. Scott Fine indicated the Board is committed to evaluating professional service providers every few years and also suggested that the Board would review the procurement policy and its application to professional services. Mr. Bender discussed a timeline for the RFP process to begin. Mr. Fine said the Board would discuss the timing of same, given the involvement of the legal service provider in on-going litigation and other considerations.

Minutes

There were no corrections or additions to the Minutes of the previous meeting. Scott Fine moved to adopt the minutes, which was seconded by Lloyd Owens, and unanimously approved.

Real Estate Listings and Sales

Mr. Stroud gave the real estate listings report in which he provided updates on liens and foreclosures, including the status of the foreclosure in an advanced state with the court, that is, a Sheriff's Sale by the end of July. There are currently five units for sale. Two are under contract.

General Manager's Report

The General Manager's Report included a list of annual capital and reserve projects, including restoration of outdoor lanterns at four entrances, installation of heating mats outside of the two towers to reduce the amount of salt tracked into the buildings. It will delay the restoration of the marble in the towers. There are other projects scheduled that will be part of the Facilities Committee report.

Masonry work has been started and is funded under the Reserve Fund. Other repairs are being commenced An iron boiler repair in the amount of \$75,400 has been completed and paid for with Reserve Funds.

Mr. Stroud stated that staffing is stabilizing, and pending an interview, the Association will likely be at full work force compliment. The security staff is stable . The goal of security is deterrence, to discourage people from trying to enter buildings and, also, early detection, on which progress has been made. Installation of glass break sensors throughout the property helps. Installation of ballistic glass, shatter-proof glass, was completed in the Point Building front doors. Building 12 and the Point Building have the glass because they are the most vulnerable.

One of the things that is being discussed in the Safety Committee is the retention of a security consultant, an outside party that would come in and evaluate the property, the interventions in place, the risks, opportunities to do better.

Mr. Stroud asked the Board for authorization for the Security Committee to spend \$8,000 from Annual Capital to pursue a contract with one of two vendors that have been identified to perform such work. Scott Fine discussed that Facilities and Security Committees were in agreement. It was clarified that the funds would come from Reserve. Mr. Fine moved to approve the expenditure and Liz Patterson seconded, whereupon the motion was unanimously passed approving the proposed expenditure.

Collections are, aside from the one foreclosure, in the best situation the Association has been in quite some time.

Two things pending before the Rules Committee have been resolved.

There has been no new progress in window restoration.

Treasurer's Report

Mr. Fine was asked to give the Treasurer's Report. Mr. Fine displayed the Profit & Loss Statement and indicated that revenue is slightly below target due to lower garage services income. There were higher-than-anticipated expenses in utilities and maintenance due to weather conditions. Significant legal fees have been incurred in excess of the budgeted amount. A budgeted reserve of \$40,000 has been made to account for losses regarding the foreclosure process and \$30,000 has been budgeted as uncollectable. Despite this particular anticipated loss, the finances of the Association are healthy and can withstand the loss.

Mr. Fine went through other items and confirmed that the Association has sufficient cash and liquidity to manage current and future expenses.

Committee Reports

Mr. Fine indicated that the Budget & Finance Committee met. The committee emphasized the need for a new general manager and the importance of the right level of services and staffing. Mr. Fine identified three sources of budget pressure – the general manager search that could be upwards of \$30,000 or more, the sheriff sale on a unit that could result in significant loss of revenue, and the cost of ongoing legal issues. The Association, he stated, has the resources to manage the challenges without the requirement of a special assessment to cover those expenses.

The Facilities Report was given by Ed Rybka updating the membership on the facilities projects for 2025, noting the cash flow constraints and the need for the bidding process. The marble refurbishment in the Courts Building was completed. The ongoing restoration of the exterior front entry lamps and the installation of heat mats was discussed. Mr. Rybka highlighted the importance of coordinating and communicating about the Association's major issues and projects and would like to identify 2026 capital projects during the Summer months. The strategy over the next several years should be preservation and restoration. In order to enhance the quality of life, retention of professional services to evaluate outdoor use of space will be undertaken.

Board Liaison Lloyd Owens gave the Resident Experience Committee report indicating that the committee's purpose was to work toward enhancement of the quality of life at Moreland Courts. With that in mind, Summer Solstice Happy Hour will be held on June 20. The Annual Summer Picnic is August 18 and the East Coast Custard Truck will make a return. Discussed by the Committee have been a guided visit to the Cleveland Museum of Art, possible tour of Lake View Cemetery to discover Cleveland history there, and guest speakers. Moreland Courts Coffee & Conversation is held each Monday morning at 10.

Jan Devereaux indicated there was no Rules Committee report and introduced William Lang as the new Board liaison.

The report of the Safety and Security Committee was given by its chair, Jeff Callahan, who stated that the safety consultant was approved to review possible issues. There are three areas of concern: technology; staffing and training; and policy considerations vis-à-vis security and safety.

Eric Schreiber, chair of the Newsletter Committee, indicated Jeane Somers had collected articles, Pam Hamilton has edited and proofed, Chuck Scilla has written, and the issue will be put out after the Board meeting.

Concerning the Reserve Study Committee, Mr. Fine reported the \$8000 expenditure for security was approved, the 240-volt outlets in the garage were at capacity and Larry McHugh and Paul Stroud are studying dedicated charging bays in the garage. There is enough cash in the Reserve Fund to cover such an expenditure.

President's Report

Mr. Wean indicated that as a part of his report, Chris Malstead would brief the membership on the Search Committee for General Manager. The committee is composed of Jeff Callahan, Liz Patterson, and Ed Rybka. Mr. Malstead is the Board liaison. There are four steps in the process: 1) update the job description which will involve a listening session in which residents will have input; 2) Hiring a search firm, and a review is taking place of firms; 3) the Search will be fairly broad in geographic scope because MCCA has complexities that other condo associations do not; 4) Selection after interviews of a candidate that is qualified will be accomplished by November.

Correspondence

There was no correspondence of consequence.

Other Business

On display at Highland Golf Course are award winners of the Garden Club of Cleveland, which include two residents of Moreland Courts.

The meeting was adjourned at 8 p.m. after being so moved by Ms. Patterson, seconded by Mr. Fine, and unanimously voted to do so.

The Board held an Executive Session.



William Lang, Secretary

Paul Stroud, General Manager