

Moreland Courts Condominium Association Board Meeting on March 26, 2025

The March 26, 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, Jessica Schreiber, 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 were Nancy Shanes, Howard Bender, Ellen Bender, John Gearity, Sarah Wean, Jon Miller, Jay Blasingame, James Collins, Eris Blake, Jan Devereaux, Mary Louise Hahn, Stacey Lang, Sue Dreitzler, Dorothy Lammers, Elizabeth Fehsenfeld, Shayan Yousefzai, Thomas Willborn, Lee Poseidon, B.J. Miller, Eric Schreiber, William Schiavone, Carol Lowenthal, Pam Hamilton, and Jeff Callahan.

Owner Comments

The floor was opened for residents' comments by Mr. Wean. Mr. Bender congratulated Paul Stroud on his announced retirement as MCCA General Manager and thanked him for his years of service. Mr. Bender also brought up his concern about the repair of the interior entry steps of the 13605 building.

Mr. Miller questioned whether others could be nominated for open positions in the coming election apart from the four members who were nominated. Mr. Wean explained that there was a time limit for nominations and process set forth in the Declaration and By-Laws with which the Association must comply, and that only four applications were received. Mr. Fine agreed with Mr. Wean and explained the nominating process. Mr. Owens reinforced the description of the process. Mr. Miller wants the Board to cultivate individuals for the Board. Mr. Wean pointed out that service on Committees shows a commitment and service to the Association. Ms. Schreiber indicated that the Board does look for individuals to serve on the Board.

Minutes

The minutes were approved unanimously with one slight change.

Real Estate Listings and Sales

Mr. Stroud gave the real estate listings report in which he stated there were two properties listed, one sale was closed the previous week, and one of the present listings was new.

Mr. Stroud said there were seven sales in the last year and the residence that closed the previous week was sold at \$155 per square foot. He announced that the deadline for filing an appeal of tax assessments to the Board of Revision was March 31 and that the forms were on-line at the county website.

General Manager's Report

Mr. Stroud was called upon for the General Manager's Report, in which he indicated that the snow events that had occurred overburdened the staff and the normal maintenance work order schedule and is exploring solutions such as more versatile and efficient snow removal equipment and methods. Concerning overall staffing, he opined that the work force in the market area continues to be less willing to work reliably and that turnover is disruptive to scheduling for Security and Valet shifts. Since the first of the year, two new hires in that department resigned after less than a month due to reported negative and aggressive resident interactions. Ms. Brooks' HR onboarding and training programs for new employees is thorough and deliberate and designed to make them feel welcome and valued. Management is having some difficulty with staffing the five positions. The great majority of residents are supportive and appreciative of staff, but one new hire quit on the spot after an encounter with a resident that could be viewed as inappropriate. Complaints about employees are to be forwarded to Management and not handled by residents. Mr. Stroud indicated that the Annual Capital Budget for 2025 is \$200,000, and that on February 6, the Facilities Committee voted to recommend painting the Building 12 hall (\$18,000), laundry room painting and refurbishment in Building 12 (\$10,000), laundry room painting in the West Tower (\$5,000), front door lock replacement in four buildings (\$10,000); Studio Building rear entrance handicap ramp providing access also to Tudor Building and future access to Point Buildings (\$40,000), front door lantern restoration (\$15,000), 13901 wireless auto door release (\$2,500), 13605 marble floor refurbishing (\$9,000), front door restoration for East Tower (\$17,000), Lobby chandelier refurbishment (\$6,000), 13705 front walk sandstone repair (\$8,000), ice matt melts to reduce dependence on salt (\$20,000), purchase and installation of 12 freezers ((\$12,000), retention of landscape architect for design of outdoor resident socialization areas (\$7,500). The budgetary estimate for the 14 projects is \$180,000; however, only six freezers due to space limitations were ordered at a reduced cost and will be available in the event of a power failure. Other projects will be scheduled during the outdoor season. Concerning the Reserve Study expenditures, a total of \$683,372 is scheduled for disbursement: ground repairs (\$2,500), backline wall repair which will continue (\$10,000), fire escape maintenance (\$30,000), general masonry repairs (\$20,000), West Garage painting – phase one (\$50,000), general garage repairs (\$10,000), West Garage concrete repairs (\$1,000), freight elevator repairs (\$6,000), major heating repairs (\$100,400), major plumbing repairs (\$50,000), security system updates (\$5,000), general consulting and design (\$2,000), debt service on elevators (\$379,000). McHenry Engineers was retained to evaluate the boiler plants in the 13805 and 13705 buildings that provide heat to the eastern half of the property; however, temperate weather has prevented testing for a steam trap survey as part of the evaluation. The mechanical engineer is determining what may be needed in the future, along with a conclusive determination of the length of life of the system. Updates will be provided. Relative to security, there have been no new

break-ins or attempts, and MCCA Security intervened in two incidents before a door could be approached. Securing windows along Shaker Blvd. by installing more glass break detection is being undertaken. The Staff and Safety & Security Committee continually evaluate methods and steps to enhance security, including updating the security camera system. About collections, two units are seriously delinquent, 13609-3A is in an advanced stage of foreclosure and bankruptcy and will likely go to a Sheriff's Sale after summary judgment is granted by the court in the Fall of this year. 13715-2A, which cured on the eve of Sheriff's Sale in October, is again in arrears and a lien was filed, which leads to a foreclosure filing. Turning to complaints, Mr. Stroud indicated that there had been complaints of fugitive smoke and noise that were addressed. No new developments with windows have occurred.

Treasurer's Report

Mr. Fine was asked to give the Treasurer's Report. Mr. Fine displayed the Profit & Loss Statement and indicated that the Association was off on revenue in parking and garage fees. As to expenses, the Association has been a little under budget on wages and benefits due to not staffing up, higher than the heating budget, lower than the budgeted amount for maintenance and repairs and major repairs, higher than the budget from contractors due to elevator repairs not covered by the contract, over the budgeted amount for administrative expenses caused by legal expenses for bankruptcy and litigation, which may be recoverable, and higher than the budget for heating because of the time of year. There are no real concerns presently with the numbers. MCCA receivables are at \$117,000, most of which is for the unit in bankruptcy and foreclosure, another unit for legal fees assessed as the result of on-going litigation, and a third unit who paid up in October and has failed to pay since then, the amount of which has been filed as a lien.

Committee Reports

Mr. Fine indicated that the Budget & Finance Committee would be meeting in the next week to review the Audit and will take \$40,000 from the Reserve Fund against Accounts Receivable. MCCA has done this previously but not often, and there is nothing materially different than operating in the normal course of business; car washes will return when staffing returns, and in-suite repairs are above the budgeted amount.

The Facilities Report was given by Mr. Stroud without repetition of the materials he reviewed in the General Manager's Report.

Mr. Lang gave the Resident Experience Committee report indicating that Ms. Schreiber obtained a group rate for residents to attend the theater, the New Resident Orientation will be April 26, and next committee meeting is April 1.

Jan Devereaux gave the Rules Committee report. She introduced Ms. Schreiber who indicated that the committee was recommending a change in the Rooftop Patio Policy that was adopted in 2023. Mr. Stroud discussed patios that are adjoined to a unit, that is, contiguous patios, as opposed to those that are not adjoined to or "tied to" a particular unit, that is, non-contiguous patios, that are located on MCCA rooftops and

cited equity issues between the types of patios and recovery of costs upon the sale of a unit.

It was moved and seconded for consideration amendment of the Patio Policy and Procedure, as follows:

Part IV(A)(2) shall state: “The provisions of this Article IV do not apply to transfers of interests in Rooftop Patio Licenses by holders of Rooftop Patio Licenses as of the date of adoption of this Revised Rooftop Patio Policy, being April 25, 2023. Such Rooftop Patio Licensees are subject to the requirements of the Patio and Common Element Policy and Procedure in effect prior to adoption of this Revised Patio Policy. Once an existing holder of a Rooftop Patio License has transferred his or her interest in the Rooftop Patio license, this Revised Patio Policy applies to all subsequent transfers.”

Part IV(C) shall state: “1. Within two business days after receiving such notice of intent to transfer, the MCCA General Manager will provide a notice to all owners in the building where the rooftop patio is located. The notice shall inform owners of the following: (a) availability of the rooftop patios (b) statement of development costs of improvements and years such improvements were made with such total development costs of improvements serving as a Reserve Minimum for bids submitted to acquire the rights to the Exclusive Use License for the patio space (c) procedures for bidding for the Rooftop Patio License.

“2. Owners who are interested in obtaining the Rooftop Patio License: (a) will be permitted to inspect the rooftop patio prior to submitting a bid; (b) must submit bids within 10 business days after receiving notice provided by the MCCA Manager.”

Discussion was opened to the Board. After spirited discussion of concerns of several Board members, Mr. Fine moved that the policy be further amended at Part IV(C)(2)(b), which was seconded, as follows: “must submit bids within 10 business days after receiving notice provided by the MCCA Manager, it being further understood that only bids at the defined term Reserve Minimum or more will be considered valid.” After further discussion of the offered amendment, Mr. Lang moved that Part IV(C)(2)(b) be further amended, adding to the offered amendment the additional clause “and any monies received in excess of the Reserve Minimum are to be paid to the Association.” After further discussion, the proposal received a second, but Mr. Lang withdrew the proposed amendment because he lacked votes for passage. The Board voted in favor of passage of the offered amendment with added language, 5 in favor and 1 against.

Rules Committee Chair Jan Devereaux discussed a proposal for MCCA to be smoke-free and, with that in mind, circulated a petition, the results of which indicated strong support for mitigation of smoking but not enough support for going smoke free. Ninety-six of 146 unit owners returned the survey, with a substantial amount in favor, about 77% of the returned survey participants in favor of going smoke free; however, this was only 62% of all unit owners, short of the 75% required for passage if the

proposal were actually brought up for a vote of the membership. Forty-two commented that stronger enforcement measures might be taken, greater mitigation efforts might be effective, or a stronger policy could be drafted. The committee did circulate a smoking policy to Board members. Ms. Schreiber indicated that the Board was not prepared to vote inasmuch as changes were made by the Board and the proposed rule was returned to the committee for comment. Mr. Fine indicated that forty percent did not respond to the survey and suggested that it might be appropriate to see who didn't respond and if they are in a group that usually does not respond, then there would not be enough votes for passage.

The report of the Safety and Security Committee was given by its chair, Mr. Callahan, who stated that the committee has continued to and would meet monthly and review possible changes to the property and procedures. Glass break sensors were added to first floor Gallery units, bids had been solicited to upgrade the camera system, and addressing staffing issues would also be done.

Eric Schreiber, chair of the Newsletter Committee, indicated nothing controversial would be in the newsletter that was coming out in the next week or so, and new members to the committee would be very welcome.

Mr. Fine reported that there was nothing new to report about the Reserve Study Committee other than what had already been said earlier.

President's Report

Mr. Wean gave his report. General manager Paul Stroud announced his retirement, and as part of the transition process prior to Mr. Stroud's retirement, with Mr. Stroud's agreement, Mildred Brooks will be Assistant General Manager. They already work like a team or as partners and Mr. Stroud's institutional knowledge can be available to Ms. Brooks. From the Board perspective, a search committee to work under the auspices of the Board will be formed and although details have not been fleshed out, the residents will be advised of developments. Mr. Wean offered his thanks to Kathleen Hickman, who stepped down from her position on the Board and as its secretary for personal, family health related reasons. She was president of the Association to complete Archie Green's term and her warmth, openness, and procedural acumen were greatly appreciated.

Correspondence

There was no correspondence.

Other Business

None.

The meeting was adjourned after being moved, seconded, and unanimously voted to do so.

