

Moreland Courts Condominium Association Board Meeting on September 24, 2025

The September 24, 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 by Zoom.

Gordon Wean, Jeff Callahan, Liz Patterson, Scott Fine, 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 Ed Rybka, Gina Abercrombie-Winstanley, Sara Wotman, Renee Nichols, Mark Wiedenbecker, Katalin Voros, Jim Collins, Jay Blasingame, Benoy Joseph, Stacey Lang, Judy Richards, Sarah Wean, Dorothy Lammers, Elizabeth Fehsenfeld, B.J. Miller, Marty Katz, and Lynn Callahan.

Owner Comments

The floor was opened for residents' comments by Mr. Wean.
Judy Richards offered comments and questions.

Minutes

There were no corrections or additions to the Minutes of the previous meeting. Jeff Callahan moved to adopt the minutes, which was seconded by Liz Patterson, and unanimously approved.

Real Estate Listings and Sales

Mr. Stroud gave the real estate listings report in which he provided updates on units upon which the sales have closed and the units that remain on the market. Nine units were on the market. The market for condos has slowed.

General Manager's Report

The General Manager's Report included a list of annual capital and reserve projects, that are being worked on or about to commence.

Mr. Stroud stated that staffing is relatively stable.

There are three units in collection for arrearages on fees. Two liens have been filed for delinquent maintenance fees.

Facts and figures concerning maintenance costs of the buildings were offered, and the percentage amount of funds spent on maintenance when compared to the overall value of the buildings is less than the national average.

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 is basically on budget on the expense side, but under the expected amounts for income. There has been a significant write-off, about \$60,000, of maintenance fees on the unit upon which a foreclosure was filed and which was sold to the lender at a Sheriff's sale. A final amount for attorney fees and costs relative to the litigation for injunctive relief against a unit owner has not been determined. There will likely be a deficit, considering the loss on the foreclosed unit, legal fees for litigation, and executive search fees, and a one-time assessment is being considered to cover the deficit. It is expected that there will also be increases in insurance expenses, natural gas costs, and wages in the coming year.

Committee Reports

A full report of the Budget & Finance Committee, which has been meeting regularly to work on the 2026 budget, will be made at the next meeting.

The Facilities Report was given by Ed Rybka. He indicated that a number of projects were complete or on schedule, including the handicap ramp to service the Tudor and Studio buildings, purchase of de-icing mats for various entrances, switch of some electrical lines to Circuit #3 to avoid service outages, freezer installation in various areas for use during electrical outages, polishing floors, repair and replacement of sandstone walk at East Tower. On the agenda for 2026 is the repair and refurbishment of the gates in driveways off Shaker Blvd.

Gordon Wean gave the Resident Experience Committee report — summer picnic was successful, as was the guided visit to the Cleveland Museum of Art.

There was nothing to report by the Rules Committee.

The report of the Safety and Security Committee was given by its chair, Jeff Callahan, who stated the safety consultant was expected to complete a report to assess policies, procedures, staffing, and other items.

There was nothing to report by the Newsletter Committee.

There was nothing new to add by the Reserve Study Committee.

President's Report

Mr. Wean indicated that the litigation involving the unit owned by Nancy Shanes was resolved and that entering into a settlement agreement was a significant cost savings over continuing to litigate the matter. Ms. Shanes and her occupant moved. Chris Malstead indicated that the search consultant had posted the job position and will interview potential candidates and thanked the membership for its input and advice for a sense of what is desired in a General Manager.

Correspondence

There was no correspondence of consequence.

Other Business

There was no new or other business.

The meeting was adjourned at 7:48 p.m. after being so moved by Mr. Callahan, seconded by Ms. Patterson, and unanimously voted to do so.

The Board held an Executive Session.



William Lang, Secretary

Paul Stroud, General Manager