

**Moreland Courts Condominium Association
Board Meeting on March 26, 2026**

The March 26, 2026, Meeting of the Board of Directors of the Moreland Courts Condominium Association was called to order by President Gordon Wean at 7:02 p.m. and was held remotely by Zoom.

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

Residents of Moreland Courts Condominium Association in attendance at some or all of the meeting were Christine O'Connor, Beth Holloway, Jessica Schreiber, Jeff Cole, Angela Bragg, Terri Hamilton, Jan Devereaux, Amy Johnston, William Schiavone, Doug Honig, Virginia Garcia, Ed Rybka, Benoy Joseph, John Gearity, Eric Schreiber, Jon Miller, Sara Wotman, Renee Nichols, Benoy Joseph, Stacey Lang, Dorothy Lammers, Elizabeth Fehsenfeld, B.J. Miller, Marty Katz, Marion Lang, and Lynn Callahan.

Owner Comments

The floor was opened for residents' comments by Mr. Wean. Several owners voiced serious concerns about and objections to the rental of 13615, Unit 3-A.

Minutes

There were no corrections or additions to the Minutes of the previous meeting other than insertion of "2025" at the bottom of page 1 vis-à-vis the budget.

*** Ms. Patterson moved to adopt the minutes, seconded by Mr. Callahan, and unanimously approved.

General Manager's Report

General Manager Julie Anderson reported five units were on the market and 13609-1A was transferred earlier in the month. She thanked the staff and residents, has met with various committees, working on capital projects, such as the steam trap study, which was completed, the painting of Buildings 7 through 12, which is on-going, restoration of lanterns, and is looking forward to restoration of door locks, security, upgrades, among which would be the addition of cameras and modernization of camera system. The job description of the new position of security supervisor has been completed. Interviewing for open positions has been happening and hiring should occur in the near future.

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 \$10,000 to the better on the expense side, under the expected amounts for payroll in January, but that will catch up with an additional pay period. Cash levels are fine. Receivables include the same units – 13715 - 3A and 13615 - 3-A, about \$30,000 on the former, upon which a lien has been filed and foreclosure will be filed, and about \$10,000 on the latter, upon which a lien will be filed.

Committee Reports

Mr. Fine indicated that the **Budget & Finance Committee** met on the Wednesday previous to review the audit with auditors from Citrin Co., which bought H & W, which has done the audits for several years. The audit opinion was that the audit was clean.

*** A motion was made by Mr. Fine to accept and approve the audit as submitted, which was seconded by Mr. Lang. The audit was accepted and approved as of March 25, 2026, upon unanimous vote.

Mr. Fine gave the report of the **Development Committee**. The Association on January 28, 2026, approved the amendment of the Articles and By-Laws by a vote of 80.98% in favor so that the sale of the "CVS lot." Frantz Eward, along with Kaman & Cusimano, were retained to negotiate the terms of the Purchase & Sale Agreement for \$250,000. Various terms were being fine-tuned and the document should be ready for signature in one to two weeks.

*** A motion to authorize Gordon Wean to execute the Agreement on behalf of the Association, as finalized by the Development Committee and upon advice and approval of counsel, was made by Mr. Fine and seconded by Mr. Callahan. The motion was passed, six in favor (Wean, Callahan, Fine, Owens, Malstead, Patterson), one opposed (Lang).

Mr. Benoy Joseph, Chairman of the **Nominating Committee**, offered his report. Three positions on the Board will be filled in the upcoming election. Gordon Wean decided not to run, again. There were only three applicants, Edward Rybka, Scott Fine, and William Lang, all of whom were interviewed by the members of the committee, along with General Manager, Julie Anderson. The committee voted to approve the three as qualified nominees. The election ballots will be distributed to the ownership and voting will be conducted, all in accord with the Articles, By-Laws, and Rules of the Association.

*** Mr. Callahan moved to accept the report and thank the committee, Mr. Malstead seconded. The report was accepted by a vote of 5 to 0, two abstaining (Fine, Lang).

Inasmuch as Mr. Wean will not be running again, Mr. Fine, on behalf of the other Board members, conveyed the Board's appreciation for Mr. Wean's work, particularly in light of the unusual events during his tenure, including the search for a new General Manager and contentious litigation involving the spouse of a unit owner.

The **Facilities Committee** report was given by Ed Rybka. He indicated that the Committee will begin to focus of 2027 projects in the coming weeks. There was a session in the week past with the General Manager concerning potential projects. Landscape architect Jay Szabo was engaged to review the property with an eye toward improvements that would enhance the appearance and use of areas to improve the day-to-day enjoyment of the property.

Mr. Fine indicated that the **Reserve Study Committee** would be meeting the next day.

Lloyd Owens, Board liaison to **Resident Experience Committee**, reported that a trip to the Morgan Paper Conservatory would be 3/28, a new fitness class would be held in the Gallery 4/3, Outdoor Happy Hour is set for 6/12, Resident Cook-out will again be in August, and a Halloween cocktail party is on the planning board. The committee is seeking new members!

Jan Devereaux reported that the **Rules Committee** wants final action taken on the Smoking Policy it is proposing, which explicitly defines the scope of authority to enforce the rule. It will be governed by the "smell test," that is, the smell of smoke, as reported by more than one unit owner. The owner of the complained-about unit is required to mitigate and absorb the cost to do so. Steps for enforcement are included, up to and including enforcement assessments.

*** A motion to approve the policy was made by Mr. Fine, seconded by Mr. Lang, and approved by unanimous vote.

The report of the **Safety and Security Committee** was given by Mr. Callahan, who stated the safety consultant recommended upgrades of the camera and surveillance systems, that is, replace the video monitors, add six cameras, and provide training to the staff. There were bids of approximately \$24,900 and \$12,000 submitted, the specs of which will be evaluated.

Eris Schreiber gave a report of the **Newsletter Committee**, indicating that a meeting was held 2/25, at which Rhea Elliot and Tal Barone were present. Regular

columns from the President and General Manager will continue. Medical advice column will be published when needed. Events will also be listed in the newsletter.

President's Report

Mr. Wean thanked Mr. Fine and the Board and expressed his pleasure to have come to know many residents, for which he has been grateful.

Correspondence

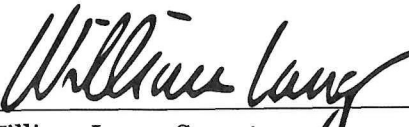
There was no correspondence received.

Other Business

There was no new or other business.

The meeting was adjourned at 8:18 p.m. after being so moved by Mr. Fine, seconded by Mr. Callahan, and unanimously voted to do so.

The Board held an Executive Session.



William Lang, Secretary



Mildred Brooks, Interim General Manager