

**Moreland Courts Condominium Association
Board Meeting on June 3, 2026**

The June 3, 2026, Meeting of the Board of Directors of the Moreland Courts Condominium Association was called to order by President Jeff Callahan at 7:00 p.m. and was conducted remotely by Zoom.

Mr. Callahan, Edward Rybka, Scott Fine, William Lang, Lloyd Owens, and Chris Malstead were present and introduced by Mr. Callahan. Members of the Management of MCCA present were Mildred Brooks, Rhea Elliott, Dillon Moore, and Larry McHugh.

Residents of Moreland Courts Condominium Association in attendance at some or all of the meeting were Dorothy Lammers, Jan Devereaux, Nancy Honig, Tom Johnston, Virginia Garcia, Linda Sempliner, Marilyn Brown, Angela Bragg, Janice Williams, Jessica Schreiber, Eric Schreiber, Gina Abercrombie-Winstanley, Sara Wotman, Renee Nichols, William Schiavone, Carol Lowenthal, Mary Louise Hahn, Mark Wiedenbecher, Katalin Voros, Jay Blasingame, Benoy Joseph, Stacey Lang, Judy Richards, Nancy Hildebrand, Elizabeth Fehsenfeld, B.J. Miller, Marty Katz, and Evelyn Callahan.

Owner Comments

Mr. Callahan asked for comments by residents' comments.

Marilyn Brown and Virginia Garcia offered comments about the residents' responsibility to clean up, as well as the clean out of the grilling area after use. In response to a question about the windows in 13609, 3A, the owner of the unit is arranging to have the windows replaced or restored.

Minutes

There were no corrections or additions to the Minutes of the previous meeting. Mr. Fine moved to adopt the minutes, which Mr. Rybka seconded. There was unanimous approval.

Real Estate Listings and Sales

Ms. Brooks gave the real estate listings report. Five are for sale, and two have been leased. Four are not occupied.

General Manager's Report

Ms. Brooks indicated that a new landscaping company, Pattie Group, has taken over the landscaping from Kew.

Staffing is not optimum and there is an opening in Maintenance, for which an experienced person is being sought. Schaeffer has been on the property for plumbing maintenance and repair. Lantern restoration has been completed. Interior chandeliers are being refurbished one at a time. The condition of building lobbies is being reviewed. Outdoor areas will be improved as more comfortable places to sit and gather.

There are couple units in collection for arrearages more than sixty days on monthly fees. There is a repeat offender for which a foreclosure may be filed.

Treasurer's Report

Mr. Fine was asked to give the Treasurer's Report. He indicated that the revenue is right on target for the Association and is basically on budget on the expense side, in fact, \$13,000 to the favorable because there is no General Manager. Year-to-date is \$89,000 to the favorable because of that and also because of pay periods not aligning with the reporting period. Concerning liquidity, Reserve cash is up and Capital cash is up. The amount of \$60,000 from Reserve that was transferred to operations will go back to the Reserve Account once it is recouped. Any surplus will be allocated to the Reserve account.

Committee Reports

The Budget & Finance Committee will be starting the budgeting process, according to Mr. Fine.

As for the Development Committee, Mr. Fine indicated that the deal was closed in April on the CVS parking lot. So far there are no problems as there is a period in which the buyer is doing environmental testing and title examination. Core samples will be taken. Ed Rybka indicated that survey work was going on. He and Steve Litt have been interacting with community and Council Member Gray.

The Facilities Report was given by Ed Rybka. The goals of the committee are to identify improvements and restorations and improve the quality of life with environmentally sustainable projects. Projects are restoration of lanterns, front door building locks, and lobby chandeliers. The condition of the front doors will be addressed. A landscape architect has been retained to refurbish existing areas to make them more inviting and comfortable for residents.

The Reserve Study is part of the responsibilities of the Executive Committee. \$200,000 has been allocated to Facilities. \$725,000 has been assessed. Major expenses are heating system repairs and steam trap repair. Plumbing and heating replacement and repair will run about \$100,000 and \$50,000 respectively. Instead of the \$25,000 normally allocated for masonry repairs, the decision was made to bump that up to \$50,000. Painting the West Garage was paid for out of Reserve Fund.

Linda Sempliner gave the Resident Experience Committee report — Happy Hour was set for June 12 with a theme of “Take Me Out to the Ball Game.” August 17th is the barbecue at which the East Coast Custard truck will make an appearance. The Halloween Happy Hour is set for October 30.

The Rules Committee report was given by Jessica Schreiber. Smoking enforcement has been worked on in line with the Smoking Policy that had been adopted. The Committee believes that it has come up with a Leasing Policy after 16 drafts. A vote on the new policy was shelved due to concerns that may be addressed by the policy as written but, perhaps, needed some clarification.

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.

Jessica Schreiber indicated there was nothing to report from There was no report from the Newsletter Committee; however, a newsletter would be published in June.

President's Report

Mr. Callahan set forth five goals:

- 1) Hire a permanent General Manager and the path forward would be determined in the next month.
- 2) Strengthened in-house car and maintenance of the property, including adding an experienced person in Maintenance.
- 3) Security will be fully staffed and trained including a new security system and training on the system.
- 4) Improving resilience to cope with power failures — charging stations and freezers were moved to Circuit 3 which has historically been more reliable.
- 5) Improving communications with residents.

Correspondence

There was no correspondence of consequence.

Other Business

Bob Baker brought up installation of air conditioners as the weather had been warming up. Larry McHugh gave an update that installations had commenced. The privacy of open security systems was raised and the contract with RayTech provided for same.

Owner Comments

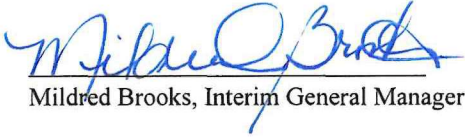
None.

The meeting was adjourned at 8:10 p.m. after being so moved by Mr. Lang, seconded by Mr. Fine, and unanimously approved.

The Board held an Executive Session.

A handwritten signature in black ink, appearing to read "William P. Lang", written over a horizontal line.

William Lang, Secretary

A handwritten signature in blue ink, appearing to read "Mildred Brooks", written over a horizontal line.

Mildred Brooks, Interim General Manager

