



REGULAR MEETING OF THE
BOARD OF DIRECTORS –
COUNCIL OF UNIT OWNERS OF MUTUAL 14
TUESDAY, SEPTEMBER 20, 2022

Resolution #51-63

Pursuant to notice previously given, a regular meeting of the Board of Directors of the Council of Unit Owners of Mutual 14 – Condominium of Rossmoor, Inc. was held in the Sullivan room and via Zoom: 301-715-8592; (ID: 847 2085 0351; Access Code: 672727) on Tuesday, September 20, 2022, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Jim O’Neil, Vice President; Gary Leber, Treasurer; Carol Ames, Secretary; Walter Faggett, Director; John Loveday, Director

DIRECTORS ABSENT: Jane Carona, Director

MANAGEMENT: Crystal Castillo, Assistant General Manager
Danesca Pineda, Mutual Assistant

ZOOM VISITORS: Leona O’Reilly, Jessie Fitzpatrick, Sharman Dupree, Ann Dukes, Tom Fisher, Roger Blacklow, Lew & Sheila Becker, and Barry Frieman

VISITORS IN SULLIVAN ROOM: Cathy Madden, Julie Gibbons, Barbara Martin, Maxine Hooker, Gail Rosenburg, and Richard Bambach

1. Call to order – President Viney called the meeting to order at 2:05p.m.
2. Community Report – Ms. Crystal Castillo presented the Community report for the month of September 2022.
3. Adoption of Agenda – The agenda was adopted as presented.
4. Approval of Minutes - Approval of Minutes of August 16, 2022, Regular Board Meeting– The minutes were approved, as presented.
5. LWCC Report - Mr. Roger Blacklow’s report was included in the agenda packet for all board members to review.
6. President’s Report-
 - a. LW Advisory Committees - Ms. Viney will be chair of the Insurance Committee.

b. State and county Tax credit- Literature about this topic will be include in the Grapevine Newsletter this month.

7. Secretary's Report –

a. Unit Status Report- n/a

b. Building Rep report: n/a

c. Journal Entry – A monthly journal entry is provided to the Board that reflects the tasks assigned under the LW Management and Operating Agreement.

8. Treasurers Report – Mr. Leber, Treasurer, presented the lists of invoices for approval.

(a). Invoice(s) under \$1,000.00 – Upon motion duly made, the Board agreed,

To approve payment of the following invoice(s) **under-\$1,000.00:**

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$651.00	620300-100007	<u>LWMC Invoice # 217192-</u> Buildings 10-17 tested emergency lights for the month of August 2022. Dated: 8/29/2022
2	\$683.68	620400-100002	<u>Schindler Elevator Invoice # 7153557021-</u> False alarm with the lobby level smoke detector in building 15100 Glade Dr. reset fire service and returned unit to service. Dated: 8/30/2022

Resolution #51 9/20/2022

(b). Invoice(s) over \$1,000.00 – Upon motion duly made, the Board agreed,

To approve payment of the following invoice(s) **over \$1,000.00:**

1	\$1,092.00	621400-100002	<u>McFall and Berry Invoice #217294-</u> Plant material watering on 7,1,8,11,15,18,22,25, 29 Dated: 7/29/2022
2	\$2,700.00	620900	<u>Orkin Invoice #233486093-</u> Treated attics eight buildings with soft bait for mice. Dated: 6/1/2022
3	\$4,838.00	690000-100006	<u>Schindler Elevator Invoice #7100499608-</u> <u>Amended:</u> Upgrade to ELSCO roller guides in building 3500 Forest Edge Dated: 8/31/2022

4	\$3,651.00	621000-100018	<u>Dynalectric Invoice # 43918-</u> Annual fire alarm test including sprinkler temper/flow. Dated: 8/10/2022
---	------------	---------------	--

Resolution #52, 9/20/2022

(c) Insurance Claim: 15111 Glade Dr. Unit 3D

-Upon motion duly made, the Board agreed,

To approve to reimburse LWMC in the amount of \$30,714.68 for the deductible related to the insurance claim originating at 15111 Glade Drive #3D [Dupree], to be paid from Insurance Deductible [GL611800-02].

Resolution #53, 9/20/2022

(d) Budget Recommendations: Mr. Leber reported on the Budget & Finance Committee's recommendations

-Upon motion duly made, the Board agreed,

To rescind Resolution #33 dated 7/19/2022, returning \$70,331.03 from GL122700 [Pre-payment] to Contingency Reserves.

Resolution #54, 9/20/2022

-Upon motion duly made, the Board agreed,

With the installation of hard-wired smoke detectors with ten-year sealed batteries in approximately 89% of units, and as a cost-saving measure, the Board agrees to discontinue their annual replacement of smoke detectors and batteries inside units and the annual budgeting for same. The Board agrees not to replace batteries or smoke detectors after October 2022.

Resolution #55, 9/20/2022

-Upon motion duly made, the Board agreed,

To reimburse LWMC in the amount of \$2,000.00 for payment of citations issued by the Maryland Dept. of Labor for late elevator inspections, payment to be made from GL620400-03 Elevator Inspections.

Resolution #56, 9/20/2022

9. Property Maintenance Report:

1. Project Updates: EV Charger Moratorium:

-Upon motion duly made, the Board agreed

That a one-year moratorium, effective September 20, 2022, on the installation of electric vehicle charging stations is in the best interests of the mutual - to allow ample time for

the development of the rules and procedures necessary to regulate application, installation, maintenance, billing for electrical usage, insurance coverage, subsequent removal, etc.

Resolution #57, 9/20/2022

2. Proposals: Schindler Elevator; L/WMC Smoke Detectors; Dynalectric

-Upon motion duly made, the Board agreed,

To approve the proposal/Estimate #JBAA-CHEMCZ (2022-2.1) from Schindler Elevator Corp. dated 8/18/2022 for replacement of roller guides in Buildings 10-14, 16-17 at a cost of \$83,132.00 plus applicable tax. *A down payment of \$41,566.00 to be paid immediately* and subsequent progress payments upon presentation of invoices, from Replacement Reserves [GL690000-06].

Resolution #58, 9/20/2022

-Upon motion duly made, the Board agreed,

To approve the proposal from LWMC dated 8/29/2022 for replacement of smoke detectors in approximately 81 units in buildings 1-17.

Resolution #59, 9/20/2022

-Upon motion duly made, the Board agreed,

To approve the proposal from Dynalectric dated 9/16/2022 to replace all fire alarm batteries [16] at a cost of \$2,022.00, to be paid on presentation of invoice from GL621100-18 Fire & Security.

Resolution #60, 9/20/2022

3. ABMs

-Upon motion duly made, the Board agreed,

To approve the ABM from 15100 Glade Drive #1A [Garner] to attach a lock box to the unit's door frame - on condition that on sale of property the box is removed, and the door frame repaired at their expense, unless the buyer chooses to take possession.

Resolution #61, 9/20/2022

-Upon motion duly made, the Board agreed,

To approve the ABM from 3500 Forest Edge Drive #3D [Huffman/Hnat] to replace all windows and the slider in the unit.

Resolution #62, 9/20/2022

-Upon motion duly made, the Board agreed,

To approve the ABM from 15111 Glade Drive #3D [Dupree] to renovate the master bath shower [walls, pan, & fixtures].

Resolution #63, 9/20/2022

10. Landscape Report: Mr. Jim O'Neil

1. Committee report- n/a

Park Bench Proposal –Mr. O'Neil presented a pallet of colors for a paint designed to last on exterior wood for 10 years. The Board chose chocolate.

11. Open Forum:

-An inquiry was made about the progress of acquiring a Property Manager for the Mutual. Ms. Viney said not all 3M mutuals agreed on paying for a property manager; with fewer mutuals involved, the LWMC idea/thinking is still in process.

- As Mr. Blacklow's wi-fi service faded in and out during his presentation and during open forum, he and several residents expressed dissatisfaction with the service Comcast is providing.

- Residents expressed concern about neighbors feeding wild animals, particularly from the second floor of B13. Mutual assistant and mutual president will write a letter about not feeding wild animals.

12. Next Meeting – Tuesday, October 18, 2022, at 2:00 p.m. using the Hybrid format.

13. Adjournment – The meeting adjourned at 4:08 p.m.

Carol Ames, Secretary