
MARYLAND MUTUAL NUMBRER TEN, INC.
BOARD OF DIRECTORS REGULAR MEETING

Thursday, September 25, 2014

Res. # 24-29

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held in the Sullivan Room of the Administration Building, 3701 Rossmoor Blvd, Silver Spring, Maryland on Thursday, September 25, 2014 at 9:26 a.m.

Members Present: Mike Showalter, President; Dora Pugliese, Vice President; Janet Martin, Treasurer; Bob Namovicz, Secretary; Paul Eisenhaur, Leroy Salazar and Dotty VanScoyoc, Directors

Management: Jolene King, Assistant General Manager; Marlene Smith, Mutual Assistant

1. Call to Order – Mr. Showalter called the meeting to order at 9:26 A.M.
2. General Manager's Report – Jolene King, Assistant General Manager, presented the General Manager's Report for September 2014, a copy of which is appended. Ms. King responded to questions regarding WSSC and the Ludham Dr. test. Ms. King is waiting to hear from WSSC regarding the curb to curb decision for Ludham Dr.

Motion was made and passed unanimously to give Ms. King authorization to request WSSC to move forward with the Ludham Dr. test repair.

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3. President's Comments – Mr. Showalter announced he is going on vacation until October 13, 2014. Ms. Pugliese will handle all affairs and questions while Mr. Showalter is on vacation.

Mr. Showalter commented on cracks that were spotted in the area where Brothers did their work. The cracks are apparent on Densmore Ct. Ms. Pugliese to contact Brothers to determine if repair under warranty is available. Mr. Showalter expressed concern about seeing the cracks so soon after the work was completed. He thought the work would last longer than 2 years. Mr. Showalter will address the issue with the contractor.

4. Approval of the Agenda – The Agenda was approved as presented.
5. Approval of the Minutes – The Minutes of the August 28, 2014, Board Meeting were approved as presented.
6. Treasurer's Report –
 - a. Ms. Martin reported that the Mutual had an excellent month. The surplus is at \$23,000.
 - b. Treasurer to seek information on proposed M&O charge before approving proposal.
 - c. Invoices –

There were several invoices that Ms. Martin sent to Ms. Vizzi at PPD. The invoices need to be billed to the residents.

RESOLVED, that the Mutual 10 Board of Directors approves the payment of the following:

To approve payment in the amount of \$824.00 to American Striping for painting the center line on Kelmscot Drive.

To approve payment in the amount of \$120.86 to LWPP for caulking cracks in garage floor at 14607 Deerhurst (McDonald).

To approve payment in the amount of \$1223.38 for water clean-up at 14612 Deerhurst (Keller).
To be re-billed to LW Insurance.

To approve payment in the amount of \$350.00 for garage work at 14521 Kelmscot (Griffin).

The Board unanimously agreed.

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7. Other Board Member Reports –
 - Mr. Namovicz recommended an E-rating study of each unit to be discussed at a future meeting.
 - Ms. VanScoyoc reported that the Wine & Appetizer social was a total success. It appears that it works out better than the Ice Cream socials. There will be more Wine & Appetizer functions planned in the near future.
8. Old Business -
 - a. WSSC Road Repairs – Discussed earlier in the meeting with Ms. King.

9. New Business

- a. Approval of 2015 Budget – In discussion, Mrs. Martin agreed to provide Residents a review of recent budgets, in which LWM increases were absorbed in Mutual budgets. The increase in 2015 reflects ending that practice.

Motion to Approve the 2015 Budget for Mutual 10.

The Board unanimously agreed.

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- b. Discussion of Veteran's Day luncheon donation – The Board voted to donate \$100.00 toward the luncheon.

The Board unanimously agreed.

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- c. High Water Pressure- Mr. Salazar reported on higher than expected water pressure within Mutual 10. He made contact with WSSC, and with LWM Master Plumber to discuss the matter and did not receive the reply or response he anticipated. Mr. Salazar to going to contact WSSC more formally and request that WSSC information on improving control of the water pressure from the main lines.
- d. 2015 Management and Operating Agreements: Ms. Martin reported that she has some concerns regarding the increases this year. She recommended the Board sign the agreement, pending appropriate answers to her concerns. She is going to prepare a letter for Management and the Board of Directors addressing the increases.

Motion to Approve the Management and Operating Agreement with appropriate adjustments,

The Board unanimously agreed.

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- e. Answer to Insurance questions – Ms. Martin reported that there was a lack of clarity in answers to the list of questions that were prepared for the Insurance Representative. Ms. Martin is going to look further into addressing coverage charges and particular types of coverage. She will update the Board at the next meeting.

f. ABMs –

(1) Sara Gordon – *Approved by the Board.*

ABM to replace and make modifications to the Patio doors.

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10. Open Forum – There were no Residents present, so there were no comments.

11. Adjournment The meeting adjourned at 11:34 A.M.

Mike Showalter, President

ATTEST:

Bob Namovicz, Secretary