

# MARYLAND MUTUAL NUMBER TEN, INC. BOARD OF DIRECTORS REGULAR MEETING

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Thursday, February 22, 2018 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held in the Montgomery Room of the Clubhouse I, 3700 Rossmoor Blvd, Silver Spring, Maryland on Thursday, February 22, 2018 at 9:30am.

Resolutions: #28-#31

Members Present: Peggy Salazar, President; Leroy Salazar, Vice President; Dotty VanScoyoc, Director; Janet Martin, Treasurer; Dora Pugliese, Director; Paul Eisenhour, Secretary; Sara Gordon, Director

Management: Kevin Flannery, General Manager; Nicole Gerke, Project Manager; Roberta Carter, Mutual Assistant

Visitors: Bob & Sue Morrisson, Bob Namovicz, Colleen Fitzpatrick, Cathy Kyle, Eileen Kane, Peter & Judy McPhie, Bill Nullmeyer, Michael Showalter, Elizabeth Warren, Christine Petersen, Anne Finnegan, Stanley & Barbara Labovich, Colleen Fitzpatrick, Elizabeth Eisenhour, Dahila Zahavi, Harriette Jordan

1. **Call to Order**- Ms. Salazar called the meeting to order at 9:30 am.
2. **Presentation from Management; Proposed new Administration Building**- Nicole Gerke gave a brief description to the board & guests explaining updates to the site plan based on points discussed at meetings with Planning Board staff. All questions and comments were responded to by Mr. Flannery and Ms. Gerke.
3. **General Manager's Report**- Kevin Flannery presented the General Manager's report for February 2018. All questions and comments were responded to by Mr. Flannery.
4. **Approval of Agenda**- Agenda was approved as presented.
5. **Approval of Minutes** – The Minutes of January 25, 2018 were approved as presented.
6. **President Comments**- Ms. Salazar's report included: (1) Final recommendations for quorum percentage and rental capping were presented to the board, it was decided to reduce the quorum percent for the annual meeting from 51% to 45% and not to execute the rental cap at this time. (2) Mutual 10 Rules & Regulations will be reviewed this year.
  - A. **Treasurer's Report**- Ms. Martin reported that at the beginning of the year, the mutual had a substantial deficit due to high energy usage, which is normal in the winter months. There were no delinquencies in the mutual.

B. **Invoices**- After discussion, upon motion duly made and seconded, the Board agreed:

To approve payment of \$750.00 to Malvin, Riggins & Company, Invoice# 1000070255 for the services rendered for LWMC Audit Mutual 10.

To approve payment of \$74.26 to LW Postage for mailing of Mutual 10 2018 Annual Meeting “Call for Candidates” to non-resident owners.

To approve payment of \$10.81 to LW Postage for mailing of Mutual 10 February Tidings to non-resident owners.

**RESOLUTION # 28, 2/22/2018**

7. **Correspondence-**

A. Approval of Insurance Claim; 14533 Kelmscot Drive, Unit 169-A- After discussion, upon motion duly made and seconded, the Board agreed:

To approve payment of \$1,788.08 to LW Insurance, Invoice# 1710271 for the water damage clean-up; washing machine leakage.

**RESOLUTION#29, 2/22/2018**

8. **Reports- The Board of Directors-**

A. Mr. Eisenhaur- Mr. Eisenhaur stated both the Mutuals’ websites are up-to-date.

B. Ms. Gordon- No report.

C. Ms. VanScoyoc- Ms. VanScoyoc stated that the start of the preparation for the upcoming annual meeting will begin in late March.

D. Ms. Salazar- No report.

E. Ms. Pugliese- No report.

F. Mr. Salazar- No report.

G. Ms. Martin- No report.

9. **Unfinished Business** – None

10. New Business –

- A. “By-law and Rule Changes- After discussion, the Board agreed to the recommendations submitted by the subcommittee findings on lowering the requirement of 45% from 51% for annual meetings quorum also the recommendation was concluded that a cap for rental homes was neither necessary nor beneficial for maintaining the mutuals’ home values. Mailing of the new proposed Bylaw Amendment will be mailed out to owners for their comments and will be discussed at the annual meeting.

After discussion, upon motion duly made and seconded, the Board agreed:

To change the annual meeting quorum percentage from 51% to 45%

**RESOLUTION#30, 2/22/2018**

After discussion, upon motion duly made and seconded, the Board agreed:

To the rule change of the requirement of a Montgomery County renting license for owners who wish to rent. Document must be provided within 30days of an owner informing us that he/she is renting a unit. Board agreed to the addition wording in the rules for leasing addendum to state: ***The rights of a tenant to use/occupy a unit are subject to and subordinate to provision of Declaration & Bylaws and other reasonable rules and regulations relating to use of common elements, or other “house rules”, as the Board of Directors may establish. Owner and tenant are each responsible for the behavior, and adherence to rules and bylaws, of tenants and their guests. The cost of any action taken by the association to enforce this lease addendum shall be the obligation of the owner and will constitute a lien on the unit.***

**RESOLUTION#31, 2/22/2018**

11. Open Forum- Bob Namovicz suggested that a discussion must be made in the mutual about the e-ratings vs. sub-metering for better electricity billing. Mr. Namovicz will follow up and give a preliminary report to the Board at the April board meeting.

12. Next Meeting- March 22, 2018 at 9:30AM; Sullivan Room, Administration Building

13. Adjournment- There being no additional business, the meeting was adjourned at 11:45 AM

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Paul Eisenhour, Secretary

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Peggy Salazar, President