

# Recap of July 15, 2024 Board Meeting

Board Members Present: Laurelle McCready, President, Harry Baldauf, Clark French, Jaci Hendricks, Carol Reiter, Peggy Young

Association Manager: None

Homeowners Present: Approximately 13, in person and online

Lots of ground was covered in the July 15 Board Meeting, and many thanks to those residents who either attended in person or online. Meeting highlights follow.

## Property Management Update:

As you know, Queen's Landing awarded the upcoming contract for property management to First Service Residential, to begin once Tidewater's contract ended in December. Unfortunately for Queen's Landing and for Tidewater, our onsite manager received an "offer she couldn't refuse" from another company. Since then, we have been working with Tidewater to get a temporary resource in the office. In the meantime, Board and Committee members are doing their best to fill in the gaps. Here are some key points to keep in mind:

- If you need to have something done to/for your unit, **DO NOT CONTACT KENNY DIRECTLY**. Submit a work order through the portal as you normally would. The work orders are being addressed daily, thanks to Jaci Hendricks.
- We have learned that the ACR in Tidewater's Cinc system is NOT the same as the ACR we've been using for the past eight years. If you need to submit an ACR, please contact Covenants Committee Chair Harry Baldauf at [harry@queenslanding.org](mailto:harry@queenslanding.org), and he will send you the correct documents to submit.
- If you see something in the community that needs attention, please place a work order in your owner portal. You can specify common area, clubhouse, or whatever location is appropriate. **Again, please do not contact Kenny directly.**
- If you need assistance, there are several ways you can get it:
  - Call the office at 410-643-5192, and the message will forward to Tidewater
  - Call the emergency number after hours at 443-548-0191
  - Email the office at [office@queenslanding.org](mailto:office@queenslanding.org).

We are all members of Queen's Landing. We are all in this together. Board and Committee members are your neighbors who have volunteered to help make the community as healthy and enjoyable as possible. We'll continue to do our best, with your help!

## Update on Balcony and Deck Repairs

Inspections have been completed, and individual reports sent to the impacted community members. The Maintenance Committee is now working with community members to develop next steps.

If unit owners want to proceed with inspection and engineering specs in hand, they may, but once QLCUO issues the RFP, all remaining repairs will be done by the Association at the owner's expense.

***IMPORTANT:*** *Some homeowners have hired inspectors on their own for a "second opinion." Please know that regular home inspectors do NOT employ the same level of scrutiny that structural inspectors do. We recommend you NOT spend money on an inspection that is not evaluating the same structural and safety elements.*

There are many moving parts to this project, and we appreciate that owners are eager to move forward on repairs. FAQs are being developed and town halls will be scheduled. We strongly encourage all residents to attend, whether or not their unit is impacted.

## **Pickleball/Tennis Court Refurbishment**

Work on the courts will start between August 5-10, depending on the weather and obtaining materials.

## **Budget**

Committees are working on the 2025 budget.

## **Windows and Doors**

Contract approved for Priority 1 window/door replacements.

## **Raise Your Hand, Become a Board Member!**

The terms of six Board positions will be open this fall. Board service is rewarding, fascinating, and fulfilling. It's a terrific way to meet your neighbors and understand how the community works. *If you are an optimistic, energetic puzzle solver, please consider running for the Board!*

*Remember—this recap includes the meeting highlights. We encourage all residents to attend Board meetings to stay well-informed, and to have the opportunity to make your voices heard.*