



LEISURE WORLD OF MARYLAND

REGULAR MEETING OF THE BOARD OF DIRECTORS – COUNCIL OF UNIT OWNERS OF MUTUAL 14

TUESDAY DEC 16, 2025

Resolution #69-74

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 Meeting Room A and via Zoom: 301-715-8592; (ID: 862-9527-1805; Access Code: 500040 on Tuesday, Dec 16, 2025, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Boris De Souza, Vice President (via zoom); John Loveday, Treasurer/Secretary; Annette Loveday-Assistant Secretary.

Directors: Jane Carona and Stephen Hatos.

DIRECTORS ABSENT: None

MANAGEMENT: Perla Alvarez, Property Manager and Danesca Pineda, Administrative Coordinator

ZOOM VISITORS: Carol Ames, Scott Jurgrau, Roger Blacklow, Ann Dukes and Cathy Madden

VISITORS in person: Julie Gibbons, Sharon Moores, Leona O'Reily, Patty Arias, Michael Rogers and Laurie Kramer

1. **Call to order** – President Viney called the meeting to order at 2:01 pm
2. **Adoption of Agenda** – The agenda was adopted as presented.
3. **Approval of Minutes** – The Nov 18, 2025, regular Board minutes were approved as presented.
4. **President's comments**: Ms. Viney expressed the M14 needs help with the newsletter, and no one has volunteered, M14 will not have a newsletter this month.
5. **Finance-Action Item**
 - a. Ms. Loveday presented the list of invoices for approval.
Invoices **under \$1,000-** for approval-

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$585.00	621000-100006	<u>J The Plumber Invoice #001924-15-1F</u> -installed new hose bib shut off valve in the access panel. Dated: 11/18/2025

2	\$126.00	611900-100001	<u>RB Rees Broome Invoice #1516304</u> - Service rendered through Nov 30, 2025.
3	\$355.50	611900-100002	<u>RB Rees Broome Invoice #1516800</u> - Service rendered through Nov 30, 2025.
4	\$241.60	620300-100007	<u>LWMC Invoice #270041</u> -B.14 light-removed fixture look for a comparable socket to fix in old can, installed a new socket and converted fixture into one screw type. Dated: 11/24/2025
5	\$340.00	620300-100007	<u>LWMC Invoice #270040</u> - Tested Emergency light Nov. 2025 in buildings 10-17. Dated: 11/24/2025.
6	\$111.12	622400	<u>Comcast Invoice #2185</u> -15121 Glade Dr. unit tel. co. dated: 12/19/2025
7	\$111.12	622400	<u>Comcast Invoice #2177</u> -3511 Forest Edge. unit tel. co. dated: 12/19/2025
8	\$111.12	622400	<u>Comcast Invoice #2144</u> -3510 Forest Edge. unit tel. co. dated: 12/19/2025
9	\$111.12	622400	<u>Comcast Invoice #2201</u> -15101 Glade Dr. unit tel. co. dated: 12/19/2025
10	\$950.00	620200-100006	<u>DL Carpentry Invoice #6263438</u> - Clean gutters and downspouts of 25 plaza homes. Dated: 12/11/2025
11	\$800	612500	<u>Reimbursement to Kathy Viney</u> - 15101 Glade Dr. 10-1B for end bonuses for staff.

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b. Invoices over \$1,000- for approval -

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$4,005.00	611800-100003	<u>M14 Fidelity Insurance Renewal</u> premium for Jan 1, 2026, Dated: Dec 4, 2025.
2	\$1,290.00	621000-100006	<u>J The Plumber Invoice # 001942</u> -B.12-1E Ran jet machine from the roof down the laundry and kitchen tier drains. Snaked and jetted to clear as much grease as possible from the lines. Dated: 12/12/2025

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c. Insurance Claim- (if any)- none

d. Other:

1. Request of waiver of late fee-

– Upon motion duly made, the Board agreed,

To approve waving the \$30 late condo fee for 3501 Forest Edge Dr. 3F.

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2. Collection Report-2 delinquencies' email/attorney's email-
3. 2026 unit listing
4. Letter to be mailed to 15111 Glade Dr. 1E-The unit owner at 15111 Glade #1E removed a clean-out port on the laundry waste line installed by the mutual in 2021. As a result of this *unauthorized modification*, and the tiling of the wall behind the washer/dryer, the mutual cannot access the common element and will not be responsible for costs related to back-ups in the laundry waste line in future."

6. **Property Management-**

- a. Property Manager's work updates chart was included in the agenda packet for all board members to review and ask any questions.
 - b. Proposals-(if any)- Proposed additional parking rules
- Upon motion duly made, the Board agreed,

To mail out the proposed additional parking rules to all unit owners.

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- c. ABMs-15101 Glade Dr. 1A-
- Upon motion duly made, the Board agreed,

To approve the ABM submitted by 15101 Glade Dr. 1A for lighting and electrical, except: **Third outlet on fill wall is NOT approved.**

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- d. Other- Ratify AWM Res#69
- Upon motion duly made, the Board agreed,

To ratify the AWM Res#69 that reads:

The board herein agrees to deny the request based on their determination that the vehicle in question, a RAM Promaster 1500 cargo van, fits one or more of the prohibited categories in Mutual 14's Bylaws, Article IX, Section 3(g) which states that "... no trailer, truck, camper, camp truck, house trailer, boat, *or the like* shall be kept upon any of the general common elements ...". The owner of this vehicle will permanently remove it from Mutual 14 property by January 31, 2026, or face fines of \$100.00 per day.

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7. **Other Business-** CCOC status-Ms. Viney provided an update on it.

8. **Reports-**

- a. **LW Community Report-** The report was included in the agenda packet for all board members to review and ask any questions during the meeting.
- b. **Unit Status Report-** The unit status report was included in the agenda packet for all board members to review.

9. **Open Forum-** -Time was provided for members to discuss items included and not on the agenda.

10. **Next Meeting-** January 20, 2026, at 2:00 p.m. using the Hybrid form.

11. **Adjournment** – The meeting adjourned at:3:03 pm

John Loveday, Secretary