



**LEISURE  
WORLD**  
OF MARYLAND

REGULAR MEETING OF THE  
BOARD OF DIRECTORS –  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
TUESDAY MARCH 18, 2025

**Resolution #118-122**

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, March 18, 2025, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President, John Loveday, Treasurer/Secretary, and, Jane Carona, Director (Via Zoom).

DIRECTORS ABSENT: Leona O'Reilly, Director, Jim O'Neil, Vice President

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

ZOOM VISITORS: Ann Dukes, Richard Peppin, Marta Peralta, Carol Ames, and Maureen DeSouza

VISITORS in person: Sharman Dupree, Marilyn Greggs, Stephen Hatos, Mary Lamb, Cindy Wright, Annette Loveday, Kathy Cox, Patty Arias, Cathy Madden, Jodi Davis, Ramona Brown, Roger Blacklow, Bob Moss, and Julie Gibbons.

1. **Call to order** – President Viney called the meeting to order at 2:00 pm

2. **Adoption of Agenda** – The agenda was adopted as presented.

3. **Approval of Minutes** – The Feb 18, 2024, regular Board minutes were approved as presented.

4. **Finance-Action Item**

a. Invoices under \$1,000- Ms. Loveday, Treasurer assistant, presented the list of invoices under \$1,000 for approval.

– Upon motion duly made, the Board agreed,

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

	<u><b>Amount:</b></u>	<u><b>GL Code:</b></u>	<u><b>Vendor/Invoice # / Description/ Inv. Date:</b></u>
1	<b>\$119.40</b>	612500	<b><u>Tiger Technologies Invoice #704657-</u></b> Mutual-14,org-domain name renewal, email hosting, March 18-2025-March 17, 2026. Dated: 3/1/2025
2	<b>\$149.00</b>	611900-100002	<b><u>RB Rees Broome, PC Invoice #1458425-</u></b> Review action on account and direct paralegal as to how to proceed. Responded to question from Board president regarding file status. Prepared recommendation to board president for new fiscal year letter. Dated: 2/28/2025
3	<b>\$\$190.01</b>	620200-100006	<b><u>Reimbursement to Pat Leanza-</u></b> 15111 Glade Dr. 1A-purchased light bulbs:2 pin GX23 base4100 Kelvin 13watt. Dated: 2/18/2025
4	<b>\$125.00</b>	620900	<b><u>Orkin Invoice #269147078-</u></b> Monthly service Dated: 2/3/2025
5	<b>\$125.00</b>	620900	<b><u>Orkin Invoice #267707874-</u></b> Monthly service Dated: 1/9/2025
6	<b>\$125.00</b>	620900	<b><u>Orkin Invoice #270544305-</u></b> Monthly service Dated: 3/3/2025

**Resolution #118 3/18/2025**

- b. Invoices over \$1,000- Ms. Loveday, Treasurer assistant, presented the list of invoices over \$1,000 for approval.  
– Upon motion duly made, the Board agreed,

To approve payment of the following Invoice(s) over \$1,000.00 -

	<u><b>Amount:</b></u>	<u><b>GL Code:</b></u>	<u><b>Vendor/Invoice #/ Description/ Inv. Date:</b></u>
1	<b>\$1,248.96</b>	611900-100001	<b><u>RB Rees Broome, PC Invoice #1458601-</u></b> Review and responded to board president regarding electric meter changes. Search for MD land records for recorded amendments to Bylaws. Review governing documents. Dated: 2/28/2025
2	<b>\$5,019.00</b>	622400	<b><u>LWMC Invoice #Reimbphone -</u></b> For buildings: 15100 Glade Dr., 15111 Glade Dr., 3500 Forest Edge, 3501 Forest Edge. Dated: 11/30/2024
3	<b>\$2,599.95</b>	621100-100018	<b><u>Dynalectric Invoice#57273-</u></b> Annual Fire Alarm monitoring service for the year 1/1/2025-12/31/2025.

**Resolution #119 3/18/2025**

- c. Insurance Claim- none  
d. 15101 Glade Dr.-3B- Ms. Viney shared information about this delinquency.

5. **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)

. J the Plumber [Snake all stacks]

– Upon motion duly made, the Board agreed,

To approve J the Plumber proposal #001525 to snake all stack vents in the apartment buildings from the roof at a cost of \$13,980.00 to be paid on completion and presentation of an invoice from GL621000-06.

**Resolution #120 3/18/2025**

. S&K Roofing B.13 and 14

– Upon motion duly made, the Board agreed,

To approve the S&K Roofing proposal to remove & replace the roofing on Building 13 and Building 14 [including carports] at a cost of \$88,962.00 each [Total \$177,924.00] to be paid on completion and presentation of invoices from Replacement Reserves GL690000-100015.

**Resolution #121 3/18/2025**

c. ABMs [if any]-none

d. Damaged Enclosures-

– Upon motion duly made, the Board agreed,

To extend the time limit for completion of removal or repairs to damaged enclosures at 15100 Glade #1G, 3510 Forest Edge #3C, and 3500 Forest Edge #2C until June 30th, at which time the mutual will undertake to completely remove the enclosures and assess the cost against the unit owner as a continuing obligation until paid.

**Resolution #122 3/18/2025**

- e. Exit signs-The Mutual is going to try one last thing, before thinking about replacing all of them.

6. **Other Business-**

- a. Status of Bylaw amendments- has been completed by the attorney.
- b. Replacement Reserves – Electric sub-meters may be paid for out of Contingency Reserves instead.
- c. CCOC complaint against the president, waiting for official notice from the County

7. **Correspondence**- none
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.
  - c. CTA Updates- information included in the agenda packet for all board members to review.
  - d. Government Affairs Committee: Roger Blacklow; He said that a provision in the House of Delegates that would have prohibited Mutual Assistants from handling ballots has been deleted. Also, there is a \$3B deficit in the MD budget and a deficit in the Montgomery County budget too. Both Annapolis and Rockville are looking at raising more money (taxes). Common ownership communities such as ours are on the table. He also was asked about when the budget in Annapolis will be finalized. He pointed out that the legislature and the Governor are not in agreement. The differences will have to be ironed out before the legislature can adjourn for the year.
9. **Open Forum**- -Time was provided for members to discuss items included and not on the agenda
10. **Next Meeting** – April 15, 2025, at 2:00 p.m. using the Hybrid form.
11. **Adjournment** – The meeting adjourned at 3:14 pm
12. **Notice of Closed Session**: On February 18, 2025, the Board of Directors held a closed session in accordance with the MD Condominium Act, Section 11-109.1 (7) for the purpose of complying with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure.

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John Loveday, Secretary