

COUNCIL OF UNIT OWNERS OF MUTUAL 19B – CONDOMINIUM OF ROSSMOOR, INC.

WEDNESDAY, August 31, 2022 – 1:00 P.M.
SULLIVAN ROOM FOR BOARD MEMBERS &
STAFF, VIA ZOOM FOR RESIDENTS AND OWNERS

AGENDA

Members will have an opportunity to comment on agenda items on which an action will be taken with a five-minute Unit Owner and Residents Open Forum Session

| | Page No. |
|-----|--|
| 1. | Call to Order (Benefiel, Dunn, Gervais, Mastrorocco, Goldsborough, Lewis, Barr) |
| 2. | Approval of the Agenda |
| 3. | Community Report-(Attachment)1-2 |
| 4. | LW Insurance Dept – Kenia Ibanez and Claudia Snider – How do we manage insurance? |
| 5. | Approval of Minutes – July 27, 2022, Board Meeting Minutes (Attachment) 3-8 |
| 6. | Unit Owners and Residents Open Forum |
| 7. | Treasurer's Report-(Attachment)9 |
| | a. Investment Activity approval10 |
| | b. Invoice Approval (Attachment)11-16 |
| 8. | Unfinished Business – |
| 9. | a. Building 91 updates, including Comcast, Schindler, Minkoff, Exterior Concepts, Sentral Dynalectric more b. Bylaws Update, special meeting of Council of Unit Owner Sept 14, 2022 @2pm more c. Landscaping restoration between Buildings 90 & 91, update d. Preparing for the September "Elevator Modernization" in Building 90-Payment Q-(attachment) |
| | a. A Bench for building 88- Mr. Barr b. Proposal: McFall and Berry #5326-(Attachemnt)24 c. Insurance Claim: Storage Room(attachment)25 d. Ratify AWM Res#44 (Dynaletric Fire Extinguisher proposal)26 e. Mutual 19B Holiday Party Dec 16, 2022, in the Ball Room-Ms. Ellen Lederman f. Minkoff estimate for Water Damage- repairs-(attachment)27-28 g. Budget 202329-31 |
| 10. | Correspondence |
| 11. | Leisure World Board of Directors and Advisory Committee Reports |
| 12. | Building Representatives- |
| 13. | Monthly Meeting Date – Wednesday, September 28, 2022 – 1:00 P.M. |
| 14. | Meeting Adjournment: |



REGULAR MEETING - BOARD OF DIRECTORS

COUNCIL OF UNIT OWNERS OF MUTUAL 19-B CONDOMINIUM OF ROSSMOOR, INC. HYBRID/SULLIVAN ROOM – 1:00 P.M. WEDNESDAY JULY 27, 2022

Res. 35-44

A regular meeting of the Board of Directors of the Council of Unit Owners of Mutual 19-B – Condominium of Rossmoor, Inc., was held Hybrid on Wednesday, July 27, 2022, at 1:00p.m. in the Sullivan room.

Directors Present:

Mike Benefiel, President; Jack Dunn, Vice President; Rita Mastrorocco,

Secretary; Regina Goldsborough, Director; Clayton Lewis, Director;

Directors Absent:

John Gervais, Treasurer, John Barr, Director

Management:

Bob Kimble, General Manager, Danesca Pineda, Mutual Assistant

Visitors:

In Sullivan room: Charles Middleton; Maureen McCleary

Via Zoom: Laura Farnsworth, Barbara Feldman; Arsenetta Hawthorne,

Dennis Hawkins, Iris Drimmer, Laurie, Vickery Brewer, Art

- 1. <u>Call to Order</u> Mr. Benefiel called the meeting to order at 1:00 p.m.
- 2. <u>Approval of the Agenda</u> The agenda is approved, as presented.
- 3. Community Report Mr. Kimble presented the July 2022 Community Report and addressed all questions asked. Mr. Dunn and Mr. Kimble held a brief, civil, and constructive conversation about the Leisure World Community Corporation's July 26, 2022, decision to accept the \$3.25 million insurance contract for Aug. 1, 2022 July 31, 2023. The insurance premium for Mutual 19B will increase by an estimated 7 percent in next year's budget.
- 4. <u>Approval of June 29, 2022, Regular Board Meeting Minutes</u> The June 29, 2022, regular Board meeting minutes were approved as presented.
- 5. <u>Unit Owner's and Resident's Open Forum</u> –
- 6. <u>Treasurer's Report</u> The treasurer's report was presented by Ms. Rita Mastrorocco (secretary) and was distributed for the Board's review.

The Board approved the treasurer's report as presented.

a. <u>INVOICES</u>:

- Upon motion duly made, the Board agreed,

To approve payment of the following invoices:

| INVOICE AMOUNT: | VENDOR) INVOICE # DESCRIPTION |
|-----------------|---|
| \$1,383.63 | McFall and Berry Invoice #216350 — April 2022-site enhancements buildings 92: install edging to contain pachysandra, remove Photinia in rear by Transformer. 88: Right end-remove Vinca from Junipers, right side by patio, remove azaleas, remove mulch, level soil installs seed and straw. 89: Maintenance building rear-remove mulch, level soil, install seed and straw. 1st patio create swale to move water from pation to top of hill. Rear removes small Azalea in front of sliding door. Remove single Azalea from Azalea bed. Remove two large junipers form Pachysandra bed, remove bulbs from bed. 90: rear prune holly off building. 93: entrance to area from parking, install boulder in right side bed next to boxwoods, remove dead from boxwoods, left end in natural area. Dated: 6/3/2022. Resolution #35 7/27/2022 |
| \$3,250.00 | McFall and Berry Invoice # 216831 — 15210 Elkridge Way building 91-remove all declining plant materials/shrubs around foundation beds. This plant material has really declined and looks bad. Remove all declining shrubs around the foundation of building. Dated: 7/13/2022 Resolution #36 7/27/2022 |
| \$1,050.00 | Montgomery County DHCA- Invoice # INV202316522- registration fee-billing period 7/1/2022-6/30/2023. Dated: 7/31/2022 Resolution #37 7/27/2022 |
| \$1,179.00 | Dynalectric Invoice #43614- Quarterly inspection. Dated: 7/19/2022 |
| | <u>Resolution #38 7/27/2022</u> |

Upon motion duly made, the Board agreed,

To write off \$725.90 of an insurance claim from September 2021. The board asked for a \$5,000.00 reimbursement. The owner paid \$4,274.10 in November

2021, disputing the difference of \$725.90. The check had an endorsement that if signed, it would constitute final and complete acceptance. The accounting department signed and deposited the check. The lawyer for Mutual 19B stated that an argument can be made that by depositing the check with the restrictive endorsement constitutes a final and complete acceptance. Our lawyer believes it is not worth it for the Mutual to incur legal fees over this \$725.90 item and that the Mutual should just write it off.

Resolution #39 7/27/2022

7. -Unfinished Business –

- a. Building 91 updates, including Comcast, Schindler, Minkoff, Exterior Concepts, Sentral, Dynalectric more: Mr. Charles Middletown, resident/owner in Building 91, reported that Schindler's elevator work began on July 18, 2022. The work starts around 7 am and finishes around 3 pm. This work is very loud, but work has been done, so is required for the project.
- b. Bylaws Update, special meeting of Council of Unit Owners, Sept. 14:

Upon motion duly made, the Board agreed,

To hold a special meeting of unit owners on Wednesday September 14, 2022, for 6 proposed Bylaw Amendments as presented in the Bylaw Amendment Summary dated July 27, 2022. Mutual assistant will do a mailing to go out to all unit owners with this information by August 12, 2022.

Resolution #40 7/27/2022

- c. Landscaping restoration between Buildings 90 & 91, update: Mutual Assistant has contacted R.V Carey plumbing company several time via email and phone and our Mutual is still waiting on the proposal requested. Mr. Jack Dunn said he will find another company to take care of it.
- d. Preparing for the September "Elevator Modernization" in Building 90 [15311 Beaverbrook Ct.]: Ms. Maureen McCleary, Building 90 Representative, shared very helpful information about the planning and accommodation of residents. Schindler's elevator project work may not start until the last week of September 2022.
 - Iris Drimmer-[Building 90] 15311 Beaverbrook Ct. Unit 3C- will need relocation (letter request from Ms. Drimmer was distributed to the board.

Upon motion duly made, the Board agreed,

The Mutual 19B Board will approve payment to a resident of Building 90 submitting a paid invoice for costs of a stay at an alternative residence because the resident is unable to use the stairs during elevator modernization; after any reimbursement received under the terms of homeowners insurance owned by the resident; and up to a maximum reimbursement of \$500.00 per unit per week for up to six weeks.

Resolution #41 7/27/2022

8. New Business –

- Bench for building 88- Mr. Barr- action deferred until our August monthly board meeting
- b. Ratify: Action Without Meeting Resolution #33-

Upon motion duly made, the Board agreed,

To ratify the Action Without Meeting to approve the ABM submitted by Katherine Schap at 15201 Elkridge Way Unit 91-1D for exterior door/storm.

Resolution #33 7/1/2022

c. Ratify: Action Without Meeting Resolution #34-7/12/2022

Upon motion duly made, the Board agreed,

To ratify the Action Without Meeting to approve Minkoff Company invoice #53-0228822 in the amount of \$5,687.13 for emergency services for mold remediation in 15310 Beaverbrook Ct. Unit 3A.

Resolution #34 7/12/2022

d. ABM- Queen-93-2C-

Upon motion duly made, the Board agreed,

To approve the ABM submitted by Arthur and Roberta Queen at 15201 Elkridge Way 93-2C for Florida room/addition.

Resolution #42 7/27/2022

e. ABM-Costa-89-3B-

Upon motion duly made, the Board agreed,

To approve the ABM submitted by Maria C. Costa at 15310 Beaverbrook Ct. 89-3B for window replacement.

Resolution #43 7/27/2022

f. Proposal: McFall and Berry #4806-

Upon motion duly made, the Board agreed,

To approve McFall and Berry proposal #4806 in the amount of \$1,450.00 for take down and removal of large dead Oak tree. All materials to be disposed of. Grind stump down, dispose of material, then backfill with soil, grade, and seed.

Resolution #44 7/27/2022

- g. Estate sales forms and rules- Mr. Benefiel reported the Mutual 19B had two estate sales this month and this was new to him, first time one takes place since he has been in the Mutual board of directors.
- 9. 'Correspondence- The exchange of correspondence between the Mutual 19B President
 'and Ms. Iris Drimmer was discussed as part of the background to approval of
 'Resolution #41 7/27/2022 (above).
- 10. Leisure World Board of Directors and Advisory Committee Reports- Mr. Jack Dunn shared important information about the LWCC Board Meeting: Budget assumptions information was shared with the board. The LWCC Board approved payment of \$3.25 million for annual insurance at its July 26, 2022 meeting. Four Mutuals in LW [Mutual 14, Mutual 19A, Mutual 19B, and Montgomery Mutual], considered high risk will have to pay the entire annual insurance premium by August 1, 2022. Mutual 19B is one of those mutuals. Mr. Bob Kimble will advance a no interest loan for those 4 Mutuals and will collect it back monthly from each mutual. Mr. Dunn shared that Mutual 19B finance has been seriously injured and the that in his view, our mutual has not been well served. Mr. Dunn also shared that all LW's costs for electricity will increase because of the bankruptcy of our previous supplier. Mutual 19B's costs for electricity will also increase..

11. <u>Building Representatives</u>:

-Mr. Charles Middletown, Building 91, shared that about 11-unit owners have returned, about 5 units are for sale and about 10 units are for rent.

- -Ms. Maureen McCleary shared that the main event taking place ins building 90 is the planning for the elevator modernization.
- -Ms. Mastrorocco shared that in building 92 one unit is on the market and about one unit for rent.
- 12. <u>Monthly Meeting Date</u>: Wednesday August 31, 2022, at 1:00pm
- 13. Meeting adjournment at 3:06PM.

Rita M. Mastrorocco, Secretary

Mutual 19B - August 31, 2022 - Regular Monthly Meeting (Hybrid)

Treasurer's Report

| Balance Forward - 7/1/22 | \$ 66,119 | |
|------------------------------|------------------|-------------|
| Total Receipts - July | 312,864 | .69 |
| Total Disbursements - July | _(149,831 | .97) |
| Balance - 7/31/22 | \$ 229,151 | |
| Net Operating Expenses | | |
| Year To Date - 7/31/22 | \$ 13,982 | Over Budget |
| Month of July - 2022 | \$ 17,898 | Over Budget |
| Cash Investments | 7 <u>/31/22</u> | 1/1/22 |
| Replacement Reserve | \$1,793,717.92 | \$1,841,362 |
| Maintenance Reserve | 237,805.04 | 226,827 |
| Insurance Deductible Reserve | 33,712.20 | 27,795 |
| Other | <u>86,436.76</u> | 67,192 |
| Total | \$2,151,671.92 | \$2,163,176 |

Delinquent Report (as of August 12, 2022)

- -8 accounts (not from Bldg. #91) have charges of \$6,852.27.
- \$2,239.25 of the \$6,852.27 are for two insurance claims.
- \$3,185.02 of the \$6,852.27 are current charges from 7 accounts.
- \$1,428 left, \$692 from 3 > 30 days, \$688 from 2 > 60, \$48 from 3 > 90)
- -There are 5 accounts from Bldg. #91 totaling \$42,941.00.
- -1 account (Bldg. #92) has lien/lawyer fees due of \$829.00 from 3/31/20 and an insurance claim of \$597.40 from 9/2/21 for a total of \$1,426.40. Total Delinquent = \$51,219.67

| Reserve Expenditures - | YTD 7/31/22 | To Reserves YTD 7/31/22 |
|------------------------|-------------|-------------------------|
| Replacement Reserve | \$ 138,235 | |
| Maintenance Reserve | 29,386 | |
| Insurance/Legal | 0 | |
| Total | \$ 167,621 | \$136,995 |

08/12/2022 11:58 AM

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 08/12/2022

> 3701 Rossmoor Blvd. Silver Spring MD 20906

| 129,819 0 5110 INCOME 472 | CURRENT PERIOD ACTUAL | MONTHLY BUDGET | VARIANCE | | | ACTUAL | BUDGET | VARIANCE |
|--|-----------------------|----------------|----------|------|--|-----------|-------------------|----------|
| 129,819 0 5110 Assessments 129,819 0 5111 Interest Income 120,819 0 5114 Lafe Fees 147,821 1447 2500 Transfers From Tunded Reserve 167,829 167,829 11,445 11,242 11,242 11,242 11,242 11,245 | | | | | INCOME | | 0.00 | |
| 172 946 5111 Interest Income 6330 1447 5200 Transfers From Funded Reserve 6330 14447 5200 Transfers To Funded Reserve 6136,995 11,1837 11,242 TOTAL INCOME 949,349 7 11,1837 11,242 TOTAL INCOME 949,349 7 11,837 11,242 ADMINISTRATIVE EXPENSES 613 12,445 0 6119 Common Ownership Fee 4,250 12,445 0 6119 Common Ownership Fee 4,250 12,445 0 6119 O Insurance Property 7,250 12,445 0 6119 O Insurance Floating 87,115 12,445 0 6119 O Insurance Floating 87,115 13,349 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 11,584 13,349 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 11,584 11,67 (12,71) 6204 O Elevator Contract 1,888 1 0 0 0 0 0 0 0 0 0 | 129,819 | 129,819 | 0 | 5110 | Assessments | 908,733 | 908,733 | 0 |
| 114.47 1.40 1.41 1.40 | 1,418 | 472 | 946 | 5111 | Interest Income | 9,360 | 3,304 | 6,056 |
| 11,837 11,242 TOTAL INCOME 161,695 10 11,1417 11,242 TOTAL INCOME 11,837 11,242 TOTAL INCOME 949,349 7 11,242 TOTAL INCOME 949,349 7 11,245 TOTAL INCOME 949,349 7 11,245 0 6115 0 Insurance Property 776 6118 0 Insurance Property 776 0 6119 0 Legal Chailty 2,003 3,640 0 6125 Property Maril Services 2,003 3,640 0 6125 Property Maril Services 2,003 3,640 0 6125 Property Maril Services 2,003 0 6125 Property Maril Services 2,003 17,584 17,584 17,584 17,584 17,594 17,79 6211 10 7,640 17,79 6211 10 7,640 17,79 6211 10 7,640 17,594 17,595 17,79 6211 10 7,640 17,595 17,521 10,041 10, | 75 | 0 | 75 | 5114 | Late Fees | 630 | 0 | 630 |
| 111,837 | 11,417 | 0 | 11,417 | 5200 | Transfers From Funded Reserve | 167,621 | 0 | 167,621 |
| 11,837 11,242 TOTAL INCOME 949,349 TOTAL INCOME 88 1 6112 Common Ownership Fee 4,250 Common Ownership Fee 1,2834 Common Fee 1,2834 Comm | (19,620) | (18,454) | (1,196) | 2800 | Transfers To Funded Reserves | (136,995) | (129,178) | (7,817) |
| ADMINISTRATIVE EXPENSES 613 | 123,079 | 111,837 | 11,242 | | TOTAL INCOME | 949,349 | 782,859 | 166,490 |
| 88 1 6112 Common Ownership Fee 4,250 12,445 0 6115 Audit 726 12,445 (726) 6118 O1 resurance Deductible 726 275 (11) 6118 O2 insurance Deductible 2,003 0 6119 O1 Legal Lien Flings 300 0 6119 O2 Legal Lien Flings 3640 0 6120 Miscellaneous 3640 0 61219 O2 Legal Lien Flings 3640 0 6120 Miscellaneous 3640 1167 167 6204 O1 Elevator Contract 17,844 1167 6204 O1 Elevator Contract 16,865 6211 05 Sprinker Contract 111 (189) 6204 O1 Elevator Contract< | | | | | ADMINISTRATIVE EXPENSES | | | |
| 12,445 0 6115 Audit 12,445 0 0 6118 Olinsurance Property 0 (726) 6118 0 Insurance Property 0 (11) 6118 0 Insurance Property 0 (11) 6118 0 Insurance Fidelity 0 0 6119 0 1 Legal Consulting 0 0 6119 0 1 Legal Consulting 0 0 6125 Miscellaneous 0 6126 Miscellaneous 0 6126 Miscellaneous 0 6127 Miscellaneous 0 6126 Miscellaneous 0 6127 Miscellaneous 0 6127 Miscellaneous 0 6126 Miscellaneous 0 6127 Miscellaneous 0 6127 Miscellaneous 0 6126 Miscellaneous 0 6127 Miscellaneous 0 6204 Ol Elevator Contract 0 6204 Ol Elevator Miscellaneous 0 6204 Miscellaneous 0 | 88 | 88 | - | 6112 | Common Ownership Fee | 613 | 616 | 4 |
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| 275 (726) 6118 02 Insurance Deductible 726 275 (11) 6118 03 Insurance Eridelity 300 0 0 6119 01 Legal Consulting 857 933 413 6129 Property Mgmt Services 3,640 0 0 6119 02 Legal Len Filings 3,640 0 0 6125 Miscellaneous 3,640 0 0 6128 Interpreter 700 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 1 1,857 0 6204 01 Elevator Contract 17,584 1,67 167 6204 02 Elevator Contract 17,584 1,11 (334) 6204 02 Elevator Contract 12,834 250 (1,89) 6209 Pest Control 13,88 250 (1,19) 6209 Pest Control 1,60 250 (1,170) 621 05 Repair Sprinkler Control 1,60 1,167 < | 12,445 | 12,445 | 0 | 6118 | 01 Insurance Property | 87,115 | 87,115 | 0 |
| 275 (11) 6118 0.3 Insurance Fidelity 2,003 0 6119 0.1 Legal Line Flings 857 0 6120 Property Mgmt Services 3,640 208 413 6120 Property Mgmt Services 3,640 208 208 6138 Interpreter 210 208 6138 Interpreter 700 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 1,857 0 6202 0.6 General Maintenance 17,584 1,657 167 6204 0.1 Elevator Contract 0.6 6204 0.6 General Maintenance 17,584 117 167 6204 0.1 Elevator Contract 1,584 1,584 117 167 6204 0.2 Elevator Contract 1,584 1,586 250 (1,70) 6211 0.6 Contract 1,586 1,586 250 (1,70) 6211 0.6 Repair Sprinkler Contract 1,586 280 (1,170) 6211 1.6 Fine & Sec-Gene | 726 | 0 | (726) | 6118 | 02 Insurance Deductible | 726 | 0 | (726) |
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| 0 6119 02 Legal Lien Filings 3,640 933 413 6126 Miscelary Mgmt Services 3,640 0 6126 Miscelary Mgmt Services 2,040 208 6138 Interpreter 700 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 175,84 2,686 (245) 6202 06 General Maintenance 17,584 1,67 167 6204 02 Elevator Contract 12,834 1,67 167 6204 02 Elevator Overtime 12,834 1,11 (334) 6204 02 Elevator Overtime 1445 1,11 (3296) 6211 05 Sprinkler Contract 1,858 250 (1,170) 621 05 Sprinkler Contract 1,858 250 (1,170) 621 06 Repair Sprinkler, F/A 1,858 33 (2,985) 621 07 Fire Marshill, Permit 0 480 621 16 FA Inspections 1,754 1467 (1,704) 6204 10 FA Insp | 0 | 0 | 0 | 6119 | 01 Legal Consulting | 300 | 0 | (300) |
| 933 413 6120 Property Mgmt Services 3.640 0 0 6125 Miscellaneous 710 208 6138 Interpreter 700 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 17,584 2,686 (245) 6202 06 General Maintenance 17,584 1,857 0 6204 01 Elevator Contract 12,834 167 6204 02 Elevator Overtime 0 111 (334) 6204 02 Elevator Overtime 250 (189) 6204 02 Elevator Inspections 445 250 (189) 6204 03 Elevator Overtime 0 250 (189) 6204 05 Elevator Overtime 0 250 (189) 6209 Pest Control 445 250 (1,170) 6211 05 Sprinkler, F/A 1,586 33 33 6211 06 Repair Sprinkler, F/A 1,586 1,167 (1,2711) 6214 10 F/A Inspections | 0 | 0 | 0 | 6119 | 02 Legal Lien Filings | 857 | 0 | (857) |
| 208 G125 Miscellaneous 210 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 1 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 1 2,686 (245) 6202 06 General Maintenance 17,584 17,584 1,857 0 6204 01 Elevator Contract 12,834 12,834 117 (334) 6204 03 Elevator Novetime 445 445 117 (189) 6204 03 Elevator novetime 445 445 250 (189) 6204 03 Elevator novetime 445 445 250 (189) 6204 05 Elevator novetime 1,858 4,871 250 (1,770) 6211 05 Sprinkler FAA 1,858 1,858 250 (1,170) 6211 07 Fire Marshil, Permit 0 1,764 1,167 (12,171) 6214 18 Fire & Sec-General 1,764 1,595 1,167 (1,024) 6301 10 Gr | 520 | 933 | 413 | 6120 | Property Mgmt Services | 3,640 | 6,531 | 2,891 |
| 208 6138 Interpreter 700 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 1 2,686 (245) 6202 06 General Maintenance 17,584 17,584 1,857 0 6204 07 Elevator Confract 12,834 12,834 111 (334) 6204 03 Elevator Overtime 445 445 111 (334) 6204 03 Elevator Inspections 445 445 250 (189) 6209 Pest Contract 1,858 93 250 (1,170) 6211 06 Repair Sprinker,FIA 1,858 0 250 (1,170) 6221 10 FAI Inspections 0 1,858 33 6211 10 FAI Inspections 0 1,7546 1,556 480 6221 10 FAI Inspections 17,646 1,595 1,167 (12,711) 6224 Telephone 1,595 1,167 (16,061) TOTAL BUILDING EXPENSES 60,151 2,3 | 0 | 0 | 0 | 6125 | Miscellaneous | 210 | 0 | (210) |
| 13,949 (115) TOTAL ADMINISTRATIVE EXPENSES 100,413 | 0 | 208 | 208 | 6138 | Interpreter | 200 | 1,456 | 756 |
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| 2,686 (245) 6202 0b General Maintenance 17,384 1,67 167 6204 01 Elevator Contract 12,834 111 (34) 6204 02 Elevator Overtime 445 111 (38) 6209 Pest Control 4871 250 (1,170) 6211 05 Sprinkler Contract 3,318 250 (1,170) 6211 06 Repair Sprinkler, F/A 1,858 250 (1,170) 6211 06 Repair Sprinkler, F/A 1,858 250 (1,170) 6211 07 Fire Marshll, Permit 0 480 6211 18 Fire & Sec-General 17,646 1,167 (12,711) 6214 02 Grounds Landscaping 1,595 187 (286) 6224 Telephone 1,595 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 1,659 (669) (669) 6301 96 Electric Pr Yr CA 0 1,670 (1,024) 6301 96 Electric Pr Yr CA 0 1,670 (200) 669) 669) 6301 96 Electric Pr Yr CA 1,670 (200) 669) 6301 96 Electric Pr Yr CA 0 1,670 (200) 669) | | | 1 | | BUILDING EXPENSES | 100 | 000 | 0,00 |
| 1,857 0 6204 01 Elevator Contract 1,857 167 6204 02 Elevator Contract 111 (334) 6204 02 Elevator Overtime 111 (334) 6204 02 Elevator Overtime 111 (334) 6209 Pest Control 133 (2,985) 6211 05 Sprinkler Contract 250 (1,170) 6211 06 Repair Sprinkler, F/A 1,858 33 6211 07 Fire Marshil, Permit 1,167 (12,711) 6211 18 Fire & Sec-General 1,167 (12,711) 6214 02 Grounds Landscaping 1,167 (12,711) 6214 02 Grounds Landscaping 1,521 (16,061) TOTAL BUILDING EXPENSES 2,310 (1,024) 6301 98 Electric Com Area (669) 6609 6301 96 Electric Pr Yr CA 1,0570 7201 6301 99 Electric Pr Yr CA 1,0570 6204 6301 90 Electric Pr Yr CA 1,0594 | 2,931 | 2,686 | (242) | 6202 | U6 General Maintenance | 17,384 | 18,802 | 1,210 |
| 167 167 6204 02 Elevator Overtime 111 (334) 6204 03 Elevator Inspections 445 250 (189) 6209 Pest Control 4,871 250 (1,70) 6211 06 Repair Sprinkler, F/A 1,858 250 (1,70) 6211 06 Repair Sprinkler, F/A 1,858 33 6211 07 Fire Marshll, Permit 0 480 6211 10 FA Inspections 0 0 1,179 6211 18 Fire & Sec-General 17,646 1,167 (12,711) 6214 02 Grounds Landscaping 17,646 187 (286) 6224 Telephone 1,595 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 2,310 (1,024) 6301 98 Electric Com Area 669 669) (699) 6301 96 Electric Pr Y CA 09 10570 109 948 | 1,857 | 1,857 | 0 | 6204 | 01 Elevator Contract | 12,834 | 12,999 | 105 |
| 111 (334) 6204 03 Elevator Inspections 250 (189) 6209 Pest Control 333 (2,985) 6211 05 Sprinkler Contract 250 (1,170) 6211 06 Repair Sprinkler, F/A 33 6211 07 Fire Marshll, Permit 480 480 6211 10 F/A Inspections 0 1,179 6211 18 Fire & Sec-General 1,167 (12,711) 6214 02 Grounds Landscaping 187 (286) 6224 Telephone 7,521 (16,061) TOTAL BUILDING EXPENSES 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA 1,0570 (2,704) 6301 99 Electric Pr Yr CA 1,0998 | 0 | 167 | 167 | 6204 | 02 Elevator Overtime | 0 | 1,169 | 1,169 |
| 250 (189) 6209 Pest Control 333 (2,985) 6211 05 Sprinkler Contract 250 (1,170) 6211 06 Repair Sprinkler, F/A 33 6211 07 Fire Marshll, Permit 480 480 6211 10 F/A Inspections 0 1,179 6211 18 Fire & Sec-General 1,167 (12,711) 6214 02 Grounds Landscaping 187 (286) 6224 Telephone 7,521 (16,061) TOTAL BUILDING EXPENSES 2,310 (1,024) 6301 98 Electric Com Area (669) 6690 6301 96 Electric P Yr CA 1,0570 (2,24) 6301 96 Electric Marsher | 445 | 111 | (334) | 6204 | 03 Elevator Inspections | 445 | 111 | 332 |
| 333 (2,985) 6211 05 Sprinkler Contract 250 (1,170) 6211 06 Repair Sprinkler, F/A 33 6211 07 Fire Marshll, Permit 480 480 6211 10 F/A Inspections 0 1,179 6211 18 Fire & Sec-General 1,167 (12,711) 6214 02 Grounds Landscaping 187 (286) 6224 Telephone 7,521 (16,061) TOTAL BUILDING EXPENSES 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA 1,0670 6301 96 Electric Pr Yr CA 1,0670 6301 96 Electric Marster | 439 | 250 | (189) | 6209 | Pest Control | 4,871 | 1,750 | (3,121) |
| 250 (1,170) 6211 06 Repair Sprinkler, F/A 1,858 33 6211 07 Fire Marshll, Permit 0 480 480 6211 10 F/A Inspections 0 1,179 6211 18 Fire & Sec-General 0 1,167 (12,711) 6214 02 Grounds Landscaping 17,646 1,87 (286) 6224 Telephone ToTAL BUILDING EXPENSES 60,151 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) (669) 6301 96 Electric Pr Yr CA (669) (669) 6301 96 Electric Pr Area (669) 6301 96 Electric Pr Area (6 | 3,318 | 333 | (2,985) | 6211 | 05 Sprinkler Contract | 3,318 | 2,331 | (286) |
| 33 | 1,420 | 250 | (1,170) | 6211 | 06 Repair Sprinkler, F/A | 1,858 | 1,750 | (108) |
| 480 480 6211 10 F/A Inspections 0 1,179 6211 18 Fire & Sec-General 0 1,167 (12,711) 6214 02 Grounds Landscaping 17,646 1,87 (286) 6224 Telephone TOTAL BUILDING EXPENSES 60,151 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 UTILITY EXPENSES 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) 6301 96 Electric Pr Yr CA (669) 6301 99 Electric Pr Area (669) 6301 90 Electric Pr Area (669) 90 Electric | 0 | 33 | 33 | 6211 | 07 Fire Marshll, Permit | 0 | 231 | 231 |
| 1,167 (12,711) 6214 18 Fire & Sec-General 0 1,167 (12,711) 6214 02 Grounds Landscaping 17,646 1,595 1,521 (16,061) TOTAL BUILDING EXPENSES 60,151 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) 6301 96 Electric Pr Area (669) 96 Elect | 0 | 480 | 480 | 6211 | 10 F/A Inspections | 0 | 3,360 | 3,360 |
| 1,167 (12,711) 6214 02 Grounds Landscaping 17,646 187 (286) 6224 Telephone 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 UTILITY EXPENSES 21,456 (669) (669) 6301 96 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) 6301 96 Electric Pr Yr CA (669) 6301 96 Electric Pr Yr CA (669) 6301 96 Electric Pr Arc Analysis (669) 96 Electric Pr Arc | (1,179) | 0 | 1,179 | 6211 | 18 Fire & Sec-General | 0 | 0 | 0 |
| 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) (670) 6301 99 Electric Pr Yr CA (699) 6301 90 Electric Pr Area (699) 90 Elect | 13,878 | 1,167 | (12,711) | 6214 | 02 Grounds Landscaping | 17,646 | 8,169 | (9,477) |
| 7,521 (16,061) TOTAL BUILDING EXPENSES 60,151 UTILITY EXPENSES 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) (670) (2,704) 6301 96 Electric Master | 473 | 187 | (286) | 6224 | Telephone | 1,595 | 1,309 | (286) |
| 2,310 (1,024) 6301 98 Electric Com Area (669) (669) 6301 96 Electric Pr Yr CA (669) 6301 96 Electric Pr Yr CA (720) 6301 99 Electric Master | 23,582 | 7,521 | (16,061) | | | 60,151 | 52,647 | (7,504) |
| (669) (669) 6301 96 Electric Pr Yr CA 0 109 948 | 3,334 | 2.310 | (1,024) | 6301 | UTILITY EXPENSES 98 Electric Com Area | 21,456 | 20,460 | (966) |
| | 13 364 | (669) | (669) | 6301 | 96 Electric Pr Yr CA 99 Flectric Master | 109.948 | (4,683) 93.620 | (4,683) |

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| 12/2 | 58 / |
| 08/ | - |

3701 Rossmoor Blvd. Silver Spring MD 20906

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 08/12/2022

| VARIANCE | 9,471 | 929 | 1,169 | 1,171 | (3,924) | (61,913) | (3,212) | (1,819) | (06) | (3,444) | (1,450) | (167,621) | (349) | (887) | 210 | (3,459) | (303) | 2,613 | (4,016) | (472) |
|-----------------------|----------------------------------|------------------------|---|----------------------|--------------------------|---|---|------------|-------------|---|-------------|------------------------|--|------------|-----------------|--|------------------------|--------|----------------------------------|------------------|
| YTD BUDGET | 9,471 | 196,287 | 1,169 | 5,838 | 356,665 | 000 | 000 | 000 | 00 | 00 | 00 | 0 | 57,477 18,109 | (224) | 1,379 | 4,529 | 11,334 | 91,140 | 7,805 | 3,927 |
| YTD | 0 63,953 | 195,358 | 0 4,667 | 4,667 | 360,589 | 61,913 | 3,212 | 1,819 | 06 | 3,444 | 1,450 | 167,621 | 57,826 17,465 | 663 | 1,169 | 7,988 | 11,334 | 88,527 | 7,140 | 4,399 |
| | 97 Electric Pr Yr MM 99 Water | TOTAL UTILITY EXPENSES | OTHER EXPENSES 01 Activities Bad Debt | TOTAL OTHER EXPENSES | TOTAL OPERATING EXPENSES | RESERVE EXPENSES 06 RR Elevator 15 RR Roofs | 53 KK Keserve Study 03 MR Electrical 05 MR Plumbing | 08 MR HVAC | 10 MR Other | 12 MR Building Maint 20 MR Drver Vents | MAR | TOTAL RESERVE EXPENSES | COMMUNITY FACILITIES 10 Administration 20 Education & Recreation | 22 LW News | 25 Food Service | 30 Medical Center 40 PPD Management | 41 Grounds 43 Trash | VT 85 | 60 Transportation 65 Security | 70 Street Lights |
| | 6301 | | 6401 6403 | | | 0069 | 0069 | 0069 | 0069 | 0069 | 0069 | | 7100 | 7100 | 7100 | 7100 | 7100 | 7100 | 7100 | 7100 |
| VARIANCE | 1,353 | 3,610 | 167 | 167 | (12,399) | 000 | (180) | (686) | 00 | (378) | (1,450) | (11,417) | (440) | (187) | 74 | (669) | 0 (26) | 254 | 26 (1,216) | (1/4) |
| BUDGET | 1,353 | 30,263 | 167 | 834 | 52,567 | 000 | 000 | 000 | 00 | 00 | 0 0 | 0 | 8,211 2,587 | (32) | 197 | 647 | 1,619 | 13,020 | 1,115 | 561 |
| CURRENT PERIOD ACTUAL | 9,955 | 26,653 | 0 | 299 | 64,966 | 00 | 180 | 989 | 00 | 378 | 1,450 5,687 | 11,417 | 8,651 2,603 | 155 | 123 | 1,346 | 1,619 | 12,766 | 1,089 6,187 | 735 |

08/12/2022 11:58 AM

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 08/12/2022

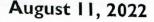
> 3701 Rossmoor Blvd. Silver Spring MD 20906

| CURRENT PERIOD MONTHLY ACTUAL BUDGET | | | | | | 865 865 | | 1 | 47,611 45,502 | | | 5,039 5,039 | | 581 189 | | | (71) 0 | (256) 0 | (31) 0 | 1,843 0 | 451 0 | 0 231 | 18,815 15,600 | 142,809 113,669 | (19,730) (1,832) |
|--------------------------------------|----------------|-------------|---------------------|-----------------|-------------------|--------------|-------------|----------------------|----------------------------|------------------|-------------------|-------------|---------------------|-----------------------|---------------|----------------|---------------------|-------------------|-------------------|---------|--------------------|-----------------------|------------------------|-----------------|------------------|
| VARIANCE | 169 | 23 | (1) | 0 | 0 | 0 | 0 | 657 | (2,109) | | (432) | 0 | (989) | (392) | 0 | (46) | 71 | 256 | 31 | (1,843) | (451) | 231 | (3,215) | (29,140) | (17,898) |
| | 7100 | 7100 | 7100 | 7100 | 7100 | 7100 | 7100 | 7100 | | | 2600 | 2600 | 2600 | 0092 | 2600 | 2600 | 2600 | 2600 | 2009 | 2600 | 2600 | 2600 | | | |
| | 80 Golf Course | 81 Pro Shop | 85 Comm Call System | 90 Snow Reserve | 92 Prop Maint Rsv | 93 Contg Rsv | 95 Repl Rsv | 98 Salary Adjustment | TOTAL COMMUNITY FACILITIES | MUTUAL OPERATING | 10 Administration | 41 Grounds | 42 Special Projects | 44 Community Services | 50 Janitorial | 52 After Hours | 53 Electrical Maint | 54 Plumbing Maint | 55 Building Maint | 56 HVAC | 57 Appliance Maint | 100 Salary Adjustment | TOTAL MUTUAL OPERATING | TOTAL EXPENSES | INCOME/DEFICIT |
| MAK | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACTUAL | 992'9 | 1,676 | 193 | 2,159 | 27,590 | 6,057 | 9,748 | 0 | 321,403 | | 41,499 | 35,273 | 3,284 | 3,563 | 29,750 | 360 | 343 | (1,044) | (2,072) | 3,475 | 908 | 0 | 115,237 | 964,850 | (15,501) |
| PYTD | 6,671 | 1,456 | 189 | 2,159 | 27,590 | 6,057 | 9,748 | 4,599 | 318,513 | | 40,411 | 35,273 | 0 | 1,323 | 29,750 | 826 | 0 | 0 | 0 | 0 | 0 | 1,617 | 109,200 | 784,378 | (1,519) |
| VARIANCE | 105 | (220) | (4) | | | | | 4,599 | (2,890) | | (1,088) | | (3,284) | (2,240) | | 466 | (343) | 1,04 | 2,072 | (3,47 | (808) | 1,617 | (6,037) | (180,472) | (13,982) |

MUTUAL 19B CASH INVESTMENTS July 31, 2022

| | INSTITUTION | YIELD | PAR | MATURITY DATE | REPLACEMENT RESERVE | MAINTENANCE RESERVE | INS DEDUCTIBLE RESERVE | OTHER | TOTAL |
|--|---|--|--|--|--|-------------------------------------|-----------------------------------|---------------------------|--|
| | | | | | | | | mi (c | |
| UNALLO | UNALLOCATED FUNDS: | | | | | | | | |
| | BANK OF AMERICA | | | | | | | 229,151.78 | 229,151.78 |
| MONEY MARKET JOHN AXOS PACIF | MARKET JOHN MARSHALL BANK AXOS BANK PACIFIC NATIONAL BANK | 0.25% 0.05% 0.55% | | | | | | 3.89 0.05 19,077.85 | 3.89 0.05 19,077.85 |
| ALLOCAT | ALLOCATED FUNDS: | | | | | | | | |
| | MONEY MARKETS JOHN MARSHALL BANK AXOS BANK PACIFIC NATIONAL BANK | 0.25% 0.05% 0.55% | | | 118,039.88 8.49 30,702.02 | 65,373.94 3,986.08 168,445.02 | 6,830.56 5,975.94 20,905.70 | | 190,244.38 9,970.51 220,052.74 |
| | CERTIFICATES OF DEPOSIT | | | | | | | | |
| 100024 100033 100034 100038 100040 100041 100044 100044 | | 0.75% 0.35% 2.13% 1.29% 1.00% 0.35% 0.75% 0.60% | 95,000.00 105,668.10 53,210.81 127,308.17 111,070.54 151,284.98 100,000.00 165,177.88 150,000.00 | 09/18/2022 10/18/2022 02/10/2023 05/01/2023 10/05/2023 10/15/2023 01/21/2023 09/12/2024 09/12/2024 | 95,000.00 109,139.03 56,011.17 127,308.17 113,214.10 151,284.98 100,000.00 157,646.49 150,000.00 154,728.44 | | | | 95,000.00 109,139.03 56,011.17 127,308.17 113,214.10 151,284.98 100,000.00 167,646.49 150,000.00 150,000.00 |
| | | i de la constantina della cons | 000000 | 10001110 | 400 000 00 | | | | 700000 |
| 10004 | 5 Year 1-Note DUE TO FROM: | 2.01370 | 00.000,600 | *** | 161,796.81 | 0.00 | 0.00 | (161,796.81) | 100,000,001 |
| TOTAL | | | | | 1,793,717.92 | 237,805.04 | 33,712.20 | 86,436.76 | 2,151,671.92 |

*** \$158,000 3 Year Note purchased in August with Bk OZK CD#37 maturity 3, 1259, \$115/2 2





Community Report

Community Financials

Year to date: net operating expenses were \$264,862 unfavorable to budget

Income: Expenses: 305,630 Unfavorable to budget 40,768 Favorable to budget

Net Income:

264,862 Unfavorable to budget

Period ending July 31, 2022: net operating expenses were \$112,888 unfavorable to budget

Income:

57,923 Unfavorable to budget

Expenses- Salary/ Benefit:

2,107 Unfavorable to budget

Expense-Overhead:

52,858 Unfavorable to budget

Net Income:

112,888 Unfavorable to budget

Property Transfers

| | Current | Month | Year-te | o-Date |
|-----------------------------------|-------------|-------------|-------------|-------------|
| | <u>2021</u> | <u>2022</u> | 2021 | 2022 |
| Total property transfer for June: | 31 | 37 | 251 | 269 |
| Total transfer contributions: | \$134,018 | \$304,308 | \$1,096,636 | \$1,905,147 |

Gate Access

RFID installations are in process of being scheduled with the high-rise Mutuals.

Trust Replacement Reserve Study

DMA's draft report was approved by the Leisure World Board of Directors on 7/19/22. PPD management is working with DMA Reserves on error and typo corrections before the final report is issued. Capital equipment item age, estimated remaining life, and specific cost details are being included as Assemblies for easier future data management. Recent installations of failed HVAC equipment replacements are being adjusted.

Civil Engineering Services Contract Report

O'Connell & Lawrence and consultants are in process of responding to review comments from the Maryland Department of the Environment and Montgomery County stormwater management and sediment control departments. The Gleneagles Drive culvert design drawings are ready for contractor bidding that will be handled by PPD management. Construction is projected to start in mid-to-late September and will necessitate detours to Gleneagles through traffic. Partial roadway closure is NOW required due to recent subsurface soil collapse resulting from continued stream water flow scouring on the north side of Gleneagles Drive. Full roadway closure is possible and will occur if the undermining soil situation continues and will remain closed until the culvert replacement is completed.

1

Project Status Update

Clubhouse 1 -

Warfel Construction has obtained DPS inspection approvals on interior construction and has applied for a Certificate of Occupancy. Once the Certificate of Occupancy is issued, use of the Maryland Room can occur. Landscaping installation is complete. Site lighting requires several pole fixtures to be installed once delivered. A curb ramp installation near the canopy drop-off at the circular drive is being evaluated by the civil engineer.

Admin Building -

The MNCPPC (Maryland National Capital Parks and Planning Commission) public hearing is now projected for October 6th. Revised construction documents by RLPS Architects, consulting engineers, and Stantec civil engineer have been submitted to Montgomery County for review and comments. Bid process and project schedule meetings with Warfel Construction have occurred. Long lead time construction materials and equipment procurement continue to be an issue in the volatile economy and construction markets.

Energy Service Contracts

BTU Energy Advisors has been negotiating on LWMC's behalf with Shell North America to purchase electric power in the wholesale energy marketplace. Management is meeting with BTU EA to have a purchase agreement completed and reduced electric power costs in place by the end of August – more to follow. BTU EA selected Shell as they are a very stable and credit worthy counterparty and have demonstrated to be a reliable supplier and energy provider on wholesale markets. The natural gas futures contract is also due for renegotiation and renewal in September.

HR Corner - New Hires in June

| Employee Name | Job Title | Department Title |
|---------------------|---------------------------------|-------------------------|
| Lopez, Orly | GOLF COURSE TECHNICIAN II | Golf Maintenance |
| Ward, Robert Jesse | PLUMBER ASSISTANT | Plumbing |
| Jones, Shafrain F. | CUSTOMER SERVICE REPRESENTATIVE | PPD Customer Service |
| Mitchell, Derek K | ASSISTANT RESALES ADMINISTRATOR | Resales |
| Vaughan, Mia | GATE GUARD | Security |
| White, Stanley Eric | GATE GUARD | Security |