



Carousel Center Condominium

To: Carousel Center Condominium Unit Owners
From: Matt James, Community Property Manager
Date: July 12, 2024
Re: Annual Carousel Condominium Association Meeting

Attached is the official notice of the Carousel Center Condominium, Inc. annual meeting scheduled for **Saturday, October 19, 2024**.

The meeting will be held at the Carousel Oceanfront Hotel and Condominiums, located at 11700 Coastal Highway, Ocean City, Maryland 21842 in the Pennsylvania Room. The meeting will begin at 2:00 PM with registration beginning at 1:30 PM

At this year's meeting, as in previous annual meetings, unit owners will be given the opportunity to ask questions, make comments, give suggestions or express concerns. We do ask that unit owners who wish to address the group plan their remarks not to exceed five minutes since there will be time allotted for group discussion.

All Carousel Unit Owners and their guest's are also invited to a reception following the meeting from 5:00 PM to 7:00 PM at Reef 118 – The Carousels' Oceanfront Restaurant. Please R.S.V.P. to the Condominium Association Office for both the meeting and the reception. The phone number is 410.524.4865 or you may email your response to Cheryl Potenza at Cheryl.potenza@carouselhotel.com. We look forward to seeing you at the reception and the annual meeting.

Matt James
Community Property Manager
410.520.2300

Attachment



Carousel Center Condominium

NOTICE OF ANNUAL MEETING

In accordance with the Article IV, Section Five of the Carousel Center Condominium, Inc. bylaws, this letter provides notice of the Annual Meeting of the Council of Unit Owners to be held on Saturday, October 19, 2024. The meeting will be held at The Carousel Oceanfront Hotel and Condominiums at 11700 Coastal Highway, Ocean City, Maryland 21842 in the Pennsylvania Room at 2:00 p.m. with registration beginning at 1:30 p.m.

The meeting will be held on Saturday, October 19, 2024.

Matt James
Community Property Manager

July 12, 2024

Date



Carousell Center Condominium

July 12, 2024

Dear Carousell Center Condominium Unit Owner,

This letter serves as our required annual reminder that on June 1, 2009, a condominium law went into effect in the State of Maryland which states specific terms for insurance coverage and deductibles.

The law states that Condominium Associations must now insure and repair the common elements damaged after a casualty loss. This is exclusive of improvements and betterments installed in the units by unit owners, other than the developer.

The law provides that a deductible, up to \$10,000.00, under the master policy may be assessed against an individual owner if the cause of the underlying loss "originated" in the owner's unit. The Carousell Unit Owner's property deductible for all perils except Flood and Windstorm is \$15,000.00.

You are encouraged to maintain your unit and all mechanical equipment appurtenant to your home in good working order. In this regard HVAC condensation lines should be cleared on a regular basis, dryer vents and filters should regularly be cleaned, units should be kept warm enough to prevent freezing pipes, washer hoses should be replaced before they dry rot and burst and hot water heaters should be checked and repaired or replaced. Your cooperation in maintaining your home and being a responsible homeowner will contribute to the overall well-being, health, safety and financial stability of our Condominium.

We recommend that owners contact their personal insurance agent to ensure that their individual (HO6) insurance policy contains coverage for payment of both the master policy deductible and any betterments and improvements to the unit made by the owner.

Please feel free to contact us with any questions or concerns.

Sincerely,

Matt James
Community Property Manager