

Casa Del Sol

Board of Directors Meeting Minutes

April 18th, 2005

Frank Dean called the meeting to order at 8:24 p.m. via teleconference.

Attendees:

Frank Dean, Gene Miesse, Anne Giannelli, Louie Napoli, Marci LaRue, Bob Siskind, George Hanks, Margie Rus (Mann Properties) and Buck Mann (Mann Properties).

Board members absent:

All present.

Reading and approval of the 3/21/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 3/21/2005 board meeting was made by Louie Napoli and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Margie Rus (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking - \$23,100, Savings – \$128,016 & A/R - \$5,874.

Canal Side Repairs/Maintenance Project:

1. Project Status - Frank Dean

The first set of four units (652, 650, 648 & 646) are completed and in process of being buttoned up but waiting for final inspections to be completed.

Severe rot in Unit 650 required flooring to be replaced on both the first and second floors. Unit #648 required flooring to be replaced on the first floor.

Walt Smelter (C/W Building Services) will begin the next four units (644, 642, 640 & 638) as soon as the inspections are complete. Walt advised Frank that if the weather held and his labor remained constant that he is planning to be completed by the end of the summer.

2. Reimbursement for Doors & Windows – Margie Rus (Mann Properties)

Margie reported that all reimbursements that are due have been paid.

Roof Report:

1. Status of Flat Roof Bids – Bob Siskind

Bob prepared an excellent summary of the various flat roof proposals that have been received. Bob will present this information to the membership at the Annual Meeting in May.

2. Status of 4th Street Design – Frank Dean

Continuing to work with the OC, MD Fire Marshal on approved materials for the unit dividers. Also, none of the contractors recommended by Mann Properties have been willing to bid the job. Buck Mann (Mann Properties) told the board that there is so much new construction in Ocean City it is very difficult to get bids on this type of work. He said that just recently they had sent out bid proposals to

Casa Del Sol

Board of Directors Meeting Minutes

April 18th, 2005

approximately 30 Contractors and only 5 came for the pre-bid meeting. Buck is hoping to get three bids for that job but doesn't know if he will get any.

3. Recent Roof Repairs – Margie Rus (Mann Properties)

Margie will pull Unit Number, Date & Amounts for all of the temporary roof repairs completed in the last 24 to 36 months. This information is needed for long term planning estimates.

Not completed yet.

4. Status of Real Estate Appraisals

Max Coschignano and Buck Mann (Mann Properties) have not been able to connect and work on this issue. Frank requested Buck to see if he could move this along. Buck agreed.

Owner Requests – Margie Rus:

1. Unit #636 (McDonald) – Installation of a third floor canal side balcony and Slider.

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Anne Giannelli and seconded.

The motion passed unanimously.

Margie Rus (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

2. Unit #636 (McDonald) – Installation of new street side third floor windows and second floor Slider.

Motion:

A motion to approve the request pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Gene Miesse and seconded.

The motion passed unanimously.

Margie Rus (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

3. Unit #636 (McDonald) – Installation of new front storm door may be either White or Dark Brown.

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Anne Giannelli and seconded.

The motion passed unanimously.

Margie Rus (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

Casa Del Sol
Board of Directors Meeting Minutes
April 18th, 2005

4. **Unit #636 (McDonald) – Installation of new inside front door, metal construction, glass may not exceed _ of upper part of door.**

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Louie Napoli and seconded.

The motion passed unanimously.

Margie Rus (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

Annual Meeting:

Agenda

1. **Site:**
Princess Bayside
48th and Coastal Highway
2. **Time:**
9:00 am New Members – get acquainted
10:00 am General Membership meeting
12:00 noon approx. – Join us for an informal gathering on the rear deck of unit #700 for snacks and conversation.
3. **Status of Canal Side Repairs**
4. **Flat Roof Replacement**
5. **Pitched Roof Proposal**
6. **Financing Options**
7. **Election of the Board of Directors**
8. **Q & A**

Telephone Contact List & Survey Form for Board Members:

Frank Dean prepared a call script for use by board members in contacting owners. He also prepared a form to gather information obtained during the call. Some board members have already made contact with owners and the overall consensus was that the calls were positively received. Frank asked the board members to complete their calling as soon as possible and get the information to Marci for those attending and the telephone and e-mail information collected to him.

Old Business:

1. **Animal proofing and Chase Repair – Margie Rus (Mann Properties)**

Not completed. At the March 21st meeting Frank Dean requested that Margie provide the board with a current status including units completed and cost-to-date.

Margie reported that the job was 70% complete but which units have or haven't been done and the cost has not been documented.

Casa Del Sol
Board of Directors Meeting Minutes
April 18th, 2005

2. Dumpster Signs – Margie Rus (Mann Properties)

The dumpster signs are completed and only need to be installed.

3. Winterization Procedures – Louie Napoli & Bob Siskind

Louie Napoli and Bob Siskind will have a detailed winterization procedure to hand out at the annual meeting. Mann Properties will mail the procedure to the membership each fall as a reminder.

4. Pilings lifted due to winter ice – Margie Rus (Mann Properties)

All pilings (15) lifted by winter ice have been reset at a cost of \$1,500.00.

New Business:

No new business to report.

Committee Reports:

1. Lien Process – Gene Miesse

All lien processes have been resolved as of the meeting date.

Next Board Meeting:

The next board meeting is scheduled for Saturday, May 21st, 2005 at 8:30 am at the Princess Bayside.

Adjournment:

Frank Dean adjourned the meeting at 9:18 pm.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors Secretary