

Casa Del Sol

Board of Directors Meeting Minutes

June 15th, 2005

Casa Del Sol Webpage: <http://www.casadelosol-ocmd.com/>

Frank Dean called the meeting to order at 8:02 p.m. via telephone conference.

Attendees:

Frank Dean, Gene Miesse, Louie Napoli, Marci LaRue, Joe Sheare, George Hanks and Margie Rus (Mann Properties).

Board members absent:

Bob Siskind,

Reading and approval of the 5/21//2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 5/21/2005 board meeting was made by Marci LaRue 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 - \$6,319.13, Savings – \$109,384.80 & A/R - \$1482.24.

Motion:

A motion to accept the Financials as reported was made by Gene Miesse and seconded.

The motion passed unanimously.

Canal Side Repairs/Maintenance Project:

1. Project Status - Frank Dean:

Frank Dean reported that the project was moving along smoothly but still finding rot.

2. Window reimbursement – Margie Rus (Mann Properties):

Margie confirmed that all reimbursements that had been approved had been paid.

Roof/AC Recommendation:

Frank Dean has not been able to talk to HVAC people to-date. The board agreed that it would not be prudent to set a timeline for the roof project until a plan for the air conditioning installation could be formulated. Frank will setup a meeting with 4th Street Design, Walt Smelter, any board members that wish to attend and the Air conditioning contractor to finalize what's necessary for the roof specifications and the air conditioning installation specifications. Frank indicated that he would be going to Ocean City within the week and would setup the meeting as soon as he could get the parties together.

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Owner Requests – Margie Rus:

1. UNIT #618 (Bogarde), Canal side 3rd floor deck, front windows and sliders.

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 George Hanks 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 #614 (Cantagallo), Canal side 3rd floor deck, front windows and sliders.

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 George Hanks 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 626, Front door and screen 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 George Hanks 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.

Old Business:

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

Margie Rus (Mann Properties) has received a list from Jim Horseman of units that have had the animal proofing completed. The list also indicates those units that were not done because the owners had already addressed the problem. Horseman claims that some units that had been done were torn out by plumbers working on the units.

2. Dumpster Signs – Margie Rus (Mann Properties):

Dumpster signs have been installed to inform users that only routine trash, not construction or renovation waste is to be placed in the containers. Now if we could only get them to read, comprehend and obey!

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3. Winterization Procedures – Louie Napoli & Bob Siskind:

Margie Rus (Mann Properties) has the completed procedure and it will be mailed with annual minutes. Joe Sheare requested an electronic copy so that he could have it posted on the website.

4. 770B Termites

The board recognizes that the report from the exterminators is nearly worthless without any explanation of the terms used. Frank Dean requested that Margie Rus (Mann Properties) request a letter from our exterminators APM (Advanced Termite & Pest Control) detailing that no active termites are in the 770 Building as reported to Margie verbally. Margie said she would also have another company check for termites.

New Business:

1. Webpage:

Joe Sheare advised the board that there was a need to monitor and approve content for the webpage. His concern is that as the webpage becomes more known and used by the membership there will be increased requests for items to be posted and he doesn't think our Webmaster (Robin Sheare) should be responsible for what does and what doesn't get on the page. Joe volunteered to be the one that monitors the requests and bring to the board for approval those requests that he thinks should have board approval. All requests for Webpage changes should be forwarded to Joe Sheare. Frank Dean thanked Joe for stepping up to the task. Casa Del Sol Webpage: <http://www.casadelso-ocmd.com/>.

2. Audit:

Frank Dean reviewed the Audit reports in detail and requested some clarifications and changes. Kimberly Hitchcock (the Auditor) changed the report accordingly and has sent the revised copy to Mann Properties. The revised report should be available and Frank requested that Margie Rus (Mann Properties) send copies to all board members and an electronic copy to Joe Sheare for posting on the Webpage.

3. Trash from Unit 664 placed in Construction Dumpster:

Several (up to 20 reported) bags of trash were thrown into the construction dumpster by occupants of Unit #664. The incident was reported in an e-mail from Unit #672 (Coschignano), and verbally by Unit #668 (Napoli). The board requested that Margie Rus (Mann Properties) send a warning letter to the owners. The letter will indicate that fines up to a maximum of \$1,000.00 can be levied for multiple incidents.

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Committee Reports:

1. Insurance:

Margie Rus (Mann Properties) will setup meeting with Buck Mann, the Association Attorney, Bob Siskind, Pam Belles & George Hanks to get this action underway.

Next Board Meeting:

July 13th 8:00 p.m.

Adjournment:

On a motion to adjourn by Joe Sheare, Frank Dean adjourned the meeting at 9:10 p.m.

Prepared by:

C. E. "Gene" Miesse
Casa Del Sol Board of Directors Secretary