

Casa Del Sol
Board of Directors Meeting Minutes
January 11th, 2006

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

Frank Dean called the meeting to order at 8:10 p.m. via telephone conference.

Attendees:

Frank Dean, Gene Miesse, Joe Sheare, Bob Siskind, Marci LaRue and Igor Conev (Mann Properties).

Board members absent:

Louie Napoli, George Hanks

Reading and approval of the 12/21/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 12/21/2005 board meeting was made by Bob Siskind and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Igor Conev (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking - \$132,479.69, Savings - \$28,708.83 & A/R - \$9,812.43.

Roof & AC Project

International HVAC:

Nothing to report this period.

4th Street Design:

Peter Miller is working with Walt Smelter and the Fire Marshal to develop a way to build the truss firewalls on the ground and then lift the complete assembly into place on the roof.

C/W Building Services:

770 bldg will be under roof next week.

Issues: Fire marshal approval of the altered design to allow building the truss firewalls on the ground then lifting them into place on the roof.

600 bldg will have ends of trusses trimmed to eliminate the straight line. This design alteration was necessary due to the alignment problems discovered from unit to unit. Shortening the trusses a few inches on various units will enhance the visual effect by breaking up the roofline.

Bank Loan:

Nothing to report this period.

Owner Requests:

None reported.

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Old Business:

Unit 732 roof repair. Pottinger and Raintree had to replace decking and sub-structure around the drain bell to eliminate leaks. Total cost of repairs was approximately \$2,500.00.

New Business:

Slip assessment. Each owner will, individually, have to appeal this assessment. Gene Miesse is preparing an appeal for his slip and will share it when it's completed.

Committee Reports:

Next Board Meeting:

February 15th, 2006, 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 8:45 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary