

Casa Del Sol
Board of Directors Meeting Minutes
July 12th, 2006

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

Frank Dean called the meeting to order at 8:06 p.m. via telephone conference.

Attendees:

Frank Dean, Gene Miesse, Joe Sheare, Bob Siskind, Marci LaRue, Louie Napoli, Tom Bell and Igor Conev (Mann Properties)

Board members absent:

None.

Reading and approval of the 6/14/2006 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 6/14/2006 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 - \$31,810.00, Savings – \$28,851.00 & A/R - \$15,000.00.

Roof & AC Project

National HVAC:

Frank Dean called Tom Rathfon (National HVAC) today to request scheduling of installations in the 700 Building as soon as the shingles have been installed on the first few units. Tom confirmed that he would schedule accordingly.

4th Street Design:

Nothing to report this period.

C/W Building Services:

All plywood is on the 700 bldg. Closing up 700 bldg is underway. Shingles are set to be started Monday the 24th. Water has to be cleared before holes can be cut.

Bank Loan:

Current outstanding balance \$350,000.00.

Water Problems:

Unit 730 (Lester)

Water infiltration into the unit from around drain bell. Unit has been opened to allow air to circulate to promote drying. Frank Dean requested that Walt Smelter (C/W Building Services) make repairs.

Unit 722 (Johnson)

Water Infiltration. Extent of damage not known.

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Unit 706 (Freeman)
Water Infiltration. Extent of damage not known.

Owner Requests:

Unit 666 - (Fagan) Front Screen/Storm door replacement:

Motion:

A motion to approve the replacement was made by Bob Siskind and seconded.

The motion passed unanimously.

Igor Conev (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. Igor will also provide the associations specifications for Screen/Storm Doors.

Unit 666 - (Fagan) Front door replacement:

Motion:

A motion to approve the replacement was made by Bob Siskind and seconded.

The motion passed unanimously.

Igor Conev (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. Igor will also provide the associations specifications, including color, for the Door.

Custodial Contract:

Marci LaRue (Custodial Needs, Compliance Issues & Rules & Regulations Committee) has found an acceptable custodial contractor, Beth Cloud. Her firm will perform the required custodial work for \$650.00 per month. Due to the amount of initial cleanup required, because of the on-going construction work and lack of custodial work since last December, there will be an additional fee for the first month. The board gave Marci leeway in negotiating the additional fee.

Old Business:

New Business:

Committee Reports:

The Custodial Needs, Compliance Issues & Rules & Regulations Committee conducted a walk through of the facilities and prepared a list of items that need attention. Some items are unit owner obligations and some are association responsibilities. A copy of the report is attached for membership review and attention if warranted.

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Violations:

Unit 718 (Martin)

June 16th 3:30 AM: Noise, obnoxious behavior & profanity. Incident reported by Unit 710 (Sheare). Police were called and responded. No more trouble that night.

Motion:

A motion to fine Unit 718 (Martin) \$1,000.00 was made by Tom Bell and seconded.

The motion passed unanimously with Joe Sheare abstaining.

Igor Conev (Mann Properties) will draft a letter to the owner(s) detailing the association rules and regulations and the fines that can be imposed. Copies of the complaints prepared by the unit owners will be included.

Unit 718 (Martin)

June 17th: Trash and general un-cleanliness. Incident reported by Unit 716 (Foulkes).

Motion:

A motion to fine Unit 718 (Martin) \$1,000.00 was made by Bob Siskind and seconded.

The motion passed unanimously.

Igor Conev (Mann Properties) will draft a letter to the owner(s) detailing the association rules and regulations and the fines that can be imposed. Copies of the complaints prepared by the unit owners will be included.

Unit 718 (Martin)

July 1st through July 6th: Trash and general un-cleanliness. Incident reported by Unit 716 (Foulkes).

Motion:

A motion to fine Unit 718 (Martin) \$1,000.00 was made by Bob Siskind and seconded.

The motion passed unanimously.

Igor Conev (Mann Properties) will draft a letter to the owner(s) detailing the association rules and regulations and the fines that can be imposed. Copies of the complaints prepared by the unit owners will be included.

Unit 620 (Smith)

July 4th: Fireworks (bottle rockets, roman candles and firecrackers) were being set off on the finger piers. Incident reported by Unit 654 (Mattus).

Motion:

A motion to send a formal warning letter (first rules infraction) to the owners was made by Bob Siskind and seconded.

The motion passed unanimously.

Igor Conev (Mann Properties) will draft a warning letter detailing the association rules and regulations and the fines that can be imposed for reoccurring violations. Copies of the complaints prepared by the unit owners will be included.

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Unit 624 (Richard Stryjewski, Stanley Stryjewski & Joann Eberwein)
July 2nd, 3rd & 4th: Fireworks (bottle rockets, roman candles and firecrackers) were being set off on the finger piers. Additionally, there were Tiki Torches with open flames on the deck. Incident reported by Unit 654 (Mattus) and Unit 644 (Siskind).

Motion:

A motion to send a formal warning letter (first rules infraction) to the owners was made by Bob Siskind and seconded.

The motion passed unanimously with Bob Siskind abstaining.

Igor Conev (Mann Properties) will draft a warning letter detailing the association rules and regulations and the fines that can be imposed for reoccurring violations. Copies of the complaints prepared by the unit owners will be included.

Next Board Meeting:

Wednesday May 9th, 2006, 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 9:43 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary

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Attachment: The committee recently conducted a walk through and has included a list of concerns observed in particular units.

With such a wet spring, we expect an onslaught of mosquitoes. Standing water is their favorite breeding ground. We would appreciate everyone helping out by emptying standing water in baby pools, flower pots, canoes, rafts under decks, and any other container which can hold water. If you notice water accumulating on a neighbor's property, please empty it. Baby pools should be emptied into the canal rather than dump them under the deck.

According to condominium rules and regulations, all windows must have blinds or drapery with a white liner. The committee noticed several windows with little or no covering.

Items under the deck no longer useable and cannot fit in the dumpster should be put out for bulk pickup. It is only \$10.00 for three items. The number to call is 410 524-0391. **You must call though. The city does not automatically pick up these items.**

We appreciate everyone helping to make our community look its best during this time of construction.

Unit	Observation
616	Broken latch on under-deck box
628	Water hose dripping, under porch clean-up
636	Baby pool with water (replace water frequently)
640	Windows on third floor deck need to be stored somewhere.
644	Baby pool with water (replace water frequently)
650	Part of chair rack hanging under deck
652	Water in rubber raft under the deck
662	Baby pool with water
672	Box with rags in the front by steps and empty plastic crates need to be disposed. Rusted barbells under deck.
676	Canal faucet dripping
714	Chairs rusting under deck.
718	Unsightly trash on the deck.