

Casa Del Sol
Board of Directors Meeting Minutes
May 19th, 2007

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

Frank Dean called the meeting to order at 9:09 a.m. at the Clarion Hotel in Ocean City, MD.

Attendees:

Frank Dean, Gene Miesse, Bob Siskind, Marci Larue Joe Sheare, Tom Bell, Louie Napoli & Buck Mann (Mann Properties).

Board members absent:

Reading and approval of the 4/11/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 4/11/2007 board meeting was made by Bob Siskind and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Buck Mann (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking: \$20,111.98, Savings: \$940.65, A/R – Condo Fees: (\$13,179.47), A/R - Special Assessment (\$19,353.37).

Bank Loan:

Current outstanding balance \$29,000.00.

Roof & AC Project

The roof and A/C project is completed.

Owner Requests:

Unit 770B (Price) Requesting to replace Street Side Windows.

Motion:

A motion to approve the replacement with notice that refurbishment of the Street Side of the building could start as early as September 2008 and that the windows may be replaced again at the owners cost was made by Marci LaRue and seconded.

The motion passed unanimously.

Violations:

None

Old Business:

D&B Services – Requesting payment of invoice:

Invoice references work completed that is in dispute. There is no evidence some of the work billed was ever completed. The board requested that Igor Conev (Mann Properties) put a hold on payment until the invoiced work can be verified.

UPDATE:

Buck Mann (Mann Properties) and Frank Dean will meet with D&B (Jim Horseman).

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New Business:

Annual Meeting:

Items to be covered at the annual meeting were reviewed.

Street Side Renovations:

Bob Siskind covered items for presentation at the annual meeting.

Boat slips policy:

Tom Bell and Joe Sheare covered items for presentation at the annual meeting.

Committee Reports:

Recess:

Frank Dean recessed the meeting at 9:24 a.m. to begin preparation for the Annual Meeting.

Reconvened:

Frank Dean reconvened the meeting at 2:02 p.m..

Election of Officers:

Motion:

A motion to retain the same officers as last year was made by Marci LaRue and seconded.

The motion passed unanimously.

Officers for the 2007/2008 are:

President - Frank Dean

Vice President - Louie Napoli

Secretary – Gene Miesse

Treasurer – Bob Siskind

Next Board Meeting:

To be announced.

Adjournment:

Frank Dean adjourned the meeting at 2:10 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary