

Casa Del Sol
Board of Directors Meeting Minutes
September 12th, 2007

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

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

Attendees:

Frank Dean, Gene Miesse, Bob Siskind, Joe Sheare, Igor Conev (Mann Properties) & Louie Napoli,

Board members absent:

Marci Larue & Tom Bell,

Reading and approval of the 7/11/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 7/11/2007 board meeting was made by Bob Siskind and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Igor Conev (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking: \$27,251.46, Savings: \$901.74, A/R – Condo Fees: (\$1,567.16), A/R - Special Roof Assessment (\$730.00).

Bank Loan:

Current outstanding balance \$9,000.00 plus interest.

Igor Conev (Mann Properties) will request a final payoff number from the bank and issue a check to close out the loan.

Owner Requests:

No owner requests to report.

Violations:

No violations to report.

2008 Annual Meeting

Date: May 17, 2008

Time: 10:00 AM

Place: Parks & Recreation Center at the end of 125th Street

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Deck Cleaning & Staining:

Igor Conev (Mann Properties) had 3 bids for review:

Beach Brothers Inc. **\$29,000**

Blackstar Construction Inc. **\$58,798**

Shore Painting & Restoration Inc. **\$83,260**

Motion:

A motion to have Beach Brothers perform the deck cleaning and staining was made by Joe Sheare and seconded. The motion was amended to be contingent upon Beach Brothers specifying that the 770 Building was part of the original bid.

The motion passed unanimously.

After clarification from Beach Brothers on the inclusion of the 770 Building in the bid price Igor Conev (Mann Properties) will issue a work order.

Insurance Issues:

Igor Conev (Mann Properties) has renewed our existing insurance coverage with a higher deductible in order to reduce the premium.

Igor Conev (Mann Properties) recommended that we hire an Independent Insurance appraiser to prepare replacement costs for the units. The concern is that we may be under insured because of property value increases over the last several years. An appraisal of the 600, 700 & 770 buildings will cost approximately \$1,600.00

Motion:

A motion to hire an independent appraiser for a cost of approximately \$1,600.00 was made by Gene Miesse and seconded.

The motion passed unanimously.

Igor Conev (Mann Properties) will notify the appraiser.

Old Business:

Unit 704 (Antonini) has a credit of \$3,000.00 for doors that were not replaced during the work on the canal side. Igor Conev (Mann Properties) will initiate the \$3,000.00 credit to the owners receivables account.

New Business:

No New Business to report.

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Committee Reports:

Front of Building

Walt Smelter (C/W Building Services) is preparing initial measurements and drawings for the committee & for Peter Miller (4th Street Design), the architect. The committee will meet Nov 10th at 10:00 am in Bob Siskind's place in OC. MD to review the plans prepared by Walt. The preliminary plan will then be forwarded to the Peter Miller (4th Street Design) for final drawings and engineering approval. Bob said Peter will have the drawings and engineering approvals by February, 2008.

Next Board Meeting:

The next board meeting is scheduled for Wednesday November 14th 2007 at 8:00 p.m. via conference call. Frank Dean will not be in attendance. Louie Napoli will chair the meeting.

Adjournment:

Frank Dean adjourned the meeting at 9:01 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary