

Casa Del Sol
Board of Directors Meeting Minutes
November 14th, 2007

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

Louie Napoli called the meeting to order at 8:14 p.m. via conference call.

Attendees:

Gene Miesse, Bob Siskind, Marci Larue, Louie Napoli & Igor Conev (Mann Properties),

Board members absent:

Frank Dean, Joe Sheare & Tom Bell

Reading and approval of the 9/12/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 9/12/2007 board meeting was made by Marci LaRue and seconded.

The motion passed unanimously.

Review of Financial Results:

Igor Conev (Mann Properties) covered the financials which confirmed the Checking, Savings and Accounts Receivable account balances: Checking: \$17,726.92, Savings: \$902.26, A/R – Condo Fees: (\$3,794).

Bank Loan:

The bank loan is paid in full.

2008 Budget:

The budget presented by Igor Conev (Mann Properties) was reviewed in detail.

Motion:

A motion to accept the budget as presented by Igor was made by Marci LaRue and seconded.

The motion passed unanimously.

A copy of the budget will be distributed with these minutes.

Owner Requests:

Unit 614 (Jason Cantagallo) - Requesting to extend the deck to cover area where the stairs were removed.

Motion:

A motion to grant the request 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.

Violations:

No violations to report.

Casa Del Sol

Board of Directors Meeting Minutes

November 14th, 2007

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

2008 Annual Meeting

Date: May 17, 2008

Time: 10:00 AM

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

Old Business:

Deck Cleaning & Staining:

All decks have been power washed and Charles is waiting for warm weather for staining. Bob Siskind reported that the job looked very good.

Insurance Issues:

Insurance appraisals have been sent to our insurer and we are waiting for their quote.

New Business:

Bob Siskind reported that the circuit breakers for the heat tapes were off for the 600 Building. He turned them on but did not know where the breakers were located for the 700 or 770 Buildings. Igor will check and turn them on if required. This should be a normal maintenance item for our facilities maintenance contractor (Charles).

It was recommended that the Winterizing Guidelines be distributed with these minutes. Igor will take care of the distribution.

Committee Reports:

Front Side Renovations:

Bob Siskind covered in detail the recommendations that the Front Side Renovation committee had prepared. The committee has worked closely with Walt Smelter (C/W Building Services) to come up with a plan that is aesthetically pleasing and comparable in cost to the renovations done to the Bay Side. Walt Smelter & Peter Miller (4th Street Design) will work together to provide the necessary architectural drawings and specifications. The board approved the committee going forward with the design specifications.

Next Board Meeting:

The next board meeting is scheduled for Wednesday January 9th 2008 at 8:00 p.m. via conference call.

Adjournment:

Louie Napoli adjourned the meeting at 9:10 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary