

Casa Del Sol
Board of Directors Meeting Minutes
January 30th, 2008

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

Frank Dean called the meeting to order at 8:02 p.m. via conference call.

Attendees:

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

Board members absent:

Joe Sheare

Reading and approval of the 11/14/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 11/14/2007 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: \$30562, Savings: \$903, A/R – Condo Fees: \$5748.

Unit 646 Arrears:

This has been turned over to our counsel for collection **per all applicable laws.**

Audit - 2007:

The auditors are in process preparing the 2007 audit. Frank Dean approved the \$3,000.00 expense.

Owner Requests:

No unit requests to report.

Violations:

No violations to report.

2008 Annual Meeting

Date: May 17, 2008

Time: 10:00 AM

Place: **~~TBD Parks & Recreation Center at the end of 125th Street.~~**

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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.

Unit owners that have stained their 3rd floor decks in good faith will be forgiven the \$150.00 charge for staining. After all decks have been stained we will evaluate if their decks conform color wise and if they don't the unit owners will have to re-stain their decks.

Winterizing Procedures:

It was recommended that the Winterizing Guidelines be distributed with these minutes. Igor Conev (Mann Properties) will take care of the distribution.

New Business:

No New Business to report.

Committee Reports:

Front Side Renovations:

Bob is waiting for pricing input from Walt Smelter (C/W Building Services). In an effort to reduce costs, Walt will interface with Peter Miller (4th Street Design) making required measurements and preparing preliminary drawings to reduce travel and onsite time by Peter. The 700 Building will maintain the original balcony layout as opposed to having no 3rd floor decks and all 2nd floor decks as presented in the last committee report. The change is due to cost containment.

Next Board Meeting:

The next board meeting is scheduled for Wednesday March 12th at 8:00 p.m. via conference call.

Adjournment:

Frank Dean adjourned the meeting at 9:05 p.m.

Prepared by:

C. E. "Gene" Miesse
Casa Del Sol Board of Directors – Secretary

Igor Conev (Mann Properties) 1/31/2008

This has been turned over to our counsel for collection **per all applicable laws**.
Place: **TBD....parks & recs bailed out as well as 3 other places. I'll follow up tomorrow.**