

Casa Del Sol

Minutes of the Board of Directors Meeting

August 13, 2008

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

Joe Sheare called the meeting to order at 8:05 p.m. via conference call.

Attendees: Joe Sheare, Mike Bufano, Bob Siskind, John Foulkes and Igor Conev (Mann Properties).

Board members absent: Louie Napoli and Tom Bell.

Reading and approval of the 7/09/2008 CDS Board meeting minutes - A motion to approve and accept the minutes was made by Joe Sheare and seconded by Bob Siskind. The motion passed unanimously.

Review of Financial Results: Igor Conev (Mann Properties) reviewed the financials:

Account Balances as of 8-11-08

1. Checking	\$31,161
2. Savings	\$ 6,442
3. A/R Condo Fees	\$7,664

A motion to accept the financial results was made by Joe Sheare, seconded by John Foulkes, and passed unanimously.

BUSINESS OF THE CONDOMINIUM:

1. Frank Dean Memorial Reef – Update. Joe Sheare provided the status of the donations made to the Frank Dean Memorial. A total of \$850 has been collected so far and donated to the Ocean City Reef Foundation. It was enough to purchase one subway car. \$250 more in donations is needed to purchase a second subway car.

2. Summary of Deck Staining Project. Joe Sheare provided the background and status of the current request for compensation to Charles Kinelski (Beach Brothers) for the extra staining supplies. Igor Conev (Mann Properties) indicated that there were not enough funds currently on hand to cover the entire amount (\$5353.18). Joe indicated that Charles is receptive to any offer or compromise made by the Association. Bob Siskind made a motion that the Association propose to Charles an immediate payment of \$2690, which covers just the cost of the extra stain, and then credit Charles for the 2009 assessments (\$1972). (Igor indicated that a payment of \$2690 was doable.) The motion was seconded by John Foulkes, and the motion passed unanimously.

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3. Insurance – Update. Igor Conev (Mann Properties) summarized the issue regarding Selective’s move to raise the wind insurance deductible from 1 percent to 5 percent without prior notification or justification. Igor indicated that he has resent his request for justification to Selective.

4. 770 Building Leaks – Joe reviewed the background of this issue. After some discussion, Bob Siskind made a motion not to hold the unit owners responsible, and that the Association would pay the repair bill. The motion was seconded by Joe Sheare, and passed unanimously.

5. Update on Truck Cap in Unit 658 Parking Space – Update. It was reported by Bob Siskind that this issue is now closed.

6. Storage Door Options – Joe Sheare reviewed the options he received for repairing/repainting the storage doors, including estimates of the cost to the unit owners and methods of payment. After some discussion, John Foulkes made a motion to table any effort to refurbish or repair the storage doors until after the front side restoration project is underway, and then revisit this issue at another time. The motion was seconded by Joe Sheare, and carried unanimously.

7. Front Side Restoration Contracts – Update. Joe Sheare provided an update on the two contracts relative to the front side restoration project. With respect to the MAD Engineering Incorporated contract for architectural services, Joe read the list of specifications in the contract, and also stated that the contract specifies an upfront payment of \$4000 (which has already been paid) plus \$2000 per month for 9 months beginning in September. With respect to the C/W Building Services contract, Joe offered, rather than to read the long list of contract specifications, to email a copy of the contract to the board members.

8. Unit Requests – None.

NEW BUSINESS:

1. Board of Directors Secretary - Joe Sheare made a motion to name John Foulkes as the Secretary of the Board, replacing Marci Larue who had resigned. Mike Bufano seconded the motion, and it carried unanimously.

With respect to filling the board vacancy, it was decided that the board members would continue soliciting prospects among the unit owners. In particular, Mike Bufano and John Foulkes volunteered to pursue several individuals who appear to be interested in assuming the position.

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2. False Fire Alarm Procedures - Mike Bufano made a motion to include with these minutes recently received information on false fire alarm procedures. John Foulkes seconded the motion, which passed unanimously. A copy of the procedures is attached.

3. 600 Building Parking Lot Speed Bumps – Igor Conev (Mann Properties) summarized his efforts to get estimates for replacing the speed bumps for the 600 building parking lot. Igor agreed to continue to research for additional estimates, and this issue will be revisited at the September board meeting.

4. Establishing a Reserve for Funding Small Repair Projects – Discussion ensued as to the need to establish a reserve fund to be used for financing small repair projects such as repaving the parking lots, sealing the tops of the pilings on the piers, and so on. Mike Bufano made a motion to table this issue for now, and revisit it sometime next year. The motion was seconded by Joe Sheare, and carried unanimously.

5. Front Door Options – Discussion Only. Mike Bufano suggested that information be collected on options for upgrading the units' front doors. Joe Sheare added that all of the unit owners should be surveyed to ensure we have collected their desires. In addition, Bob Siskind mentioned that we should ask C/W Builders for suggestions and pricing. Joe and Bob will pursue collecting information and prices on the doors before bringing the topic back to the Board of Directors for action.

NEXT CDS BOD MEETING – September 10, 2008 at 8:00 pm by conference call.

ADJOURNMENT was at 9:27 pm.

False Fire Alarm Procedures

Several years ago, there was a series of false alarms in the 700 block building in the middle of the night. Fortunately, the company having the contract with CDS came out and shut the alarms off and fixed the problem. We realized however that most of us didn't know what the procedure would be and who to call if such an event happened again. The following information is provided to assist us in case it happens when you are on site. It is recommended that all unit owners post this information at your place at CDS as well as your main residence in case someone calls you at home.

- If you believe the alarm to be false, call Mann Properties **(410-289-6156)**. If no one answers the call, your call goes to the answering service, which takes the message and calls whoever is on call.
- **FirePro Inc.** is the fire alarm company used by CDS. Its telephone number is **410-213-1880**. After hours you can choose an option to go to their answering service company, which is the same company used by CDS.

If you are not sure that it is a false alarm, you can always call 911. CDS does not have monitoring on the fire alarm systems, so if there is smoke or fire, call 911.

As of: August 15, 2008