

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

July 27, 2011

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

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

Participants: Joe Sheare, John Foulkes, Mike Bufano, Tom Bell, Anne Giannelli, and Igor Conev (Mann Properties).

Board Members Absent: Lou Napoli, James McDonald.

1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 6-22-11. A motion to approve the draft minutes of the CDS Board Meeting of 6-22-11 was made by Anne Giannelli and seconded by John Foulkes. The motion passed unanimously.

2. Financial Review: Igor Conev (Mann Properties) reviewed the financial information.

a. Checking (1010, 1012)	\$ 68,088
b. Future Capital Improvement Fund (1080)	\$ 30,785
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 10,404
ii. Special Assessments (1330)	\$ 0
d. Accounts Payable (3010)	\$ 1,043

Igor noted that it is typical for the condominium fees receivable to be somewhat high following the payment date (July 1), and he expects it to reduce in the next couple of weeks. Igor will follow up with a letter to the owner. Igor reported that 1 unit owner was 2 quarters in arrears. Igor again reminded the Board members that the large condominium insurance bill is due at the end of August, and is estimated to be approximately \$45,000.

Bills Paid since 6-22-11:

07/01/11 AP0000 1208	47.60	Town of Ocean City 8957-53948 WATER
07/01/11 AP0000 1209	464.17	BEACH BROTHERS, INC. CUSTODIAL
07/01/11 AP0000 1210	134.33	JOSEPH & ROBIN SHEARE SUBWAY/SUPERFRESH SUPPLIE
07/01/11 AP0000 1211	177.01	DELMARVA POWER 2144 1799 9999
07/01/11 AP0000 1212	2,109.00	MANN PROPERTIES, INC. MANAGEMENT FEE 6/11

3. Business of the Condominium:

a. Carport Repair and Repainting Update. Joe Sheare stated that the current plan is to wait until the fall before doing this project. Igor Conev reported that 2 bids have been received, and we are awaiting a third bid from Beach Brothers. All agreed to wait until the August Board Meeting to discuss the 3 bids and make a decision.

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4. New Business.

a. Small Jobs. John Foulkes and Joe Sheare compiled a list of small projects, such as replacing the hinges on the east and west side gates of the 600 and 700 blocks that could easily be completed by volunteer unit owners. They also identified several safety issues that needed professional correction immediately such as missing pier boards and broken ladders. Igor Conev emailed the list to the unit owners, asking for volunteers to do one or any of them listed. If any unit owner is interested, please send an email to Igor. Joe Pasqualine (Unit 662) replied and said he would volunteer to restack the car bumps at the 600 building this weekend (July 30) and spot nail the bulkhead walkway and finger piers in the 600 building. Joe Sheare purchased hardware to replace the gate hinges for the 700 block, and Robin Sheare will do the stenciling of "Keep Gate Closed" on the wood for each gate. Beach Brothers replaced the missing pier boards and the 4 identified broken ladders, however Beach Brothers informed Joe that another 10 ladders were rotted out below the waterline and needed replacement. Joe asked if any of the Board Members would be available for a walkthrough on Saturday (July 30) to look at these 10 and make a determination of replacement, as these ladders are relatively expensive to manufacture. A decision will be made at the August Board Meeting.

Also during their rounds Joe and John made a list of those units where there were gaps between the asphalt pavement and the foundation of the unit. Those units in need of patching or filling are 614, 618, 662, 700, 710, 716, and 734. This is a relatively small job and requires using a quick patch of asphalt, and perhaps the installation of a small support board behind the foundation. The Board's advice is to encourage the owners to fix these gaps themselves.

b. Crumbling Cement Tire Stops. During their rounds, Joe and John identified 23 damaged car tire stops in need of replacement, mostly suffering from extensive crumbling of the concrete. Igor Conev is receiving bids, and will report out on them at the August Board Meeting. One option is to buy new rubber stops for all of the units and use Beach Brothers to replace the cement ones and install the new ones.

c. Rules and Regulations Review. At the June Board meeting, it was decided to take up the discussion on reviewing and revising if necessary the Rules and Regulations at the July Board Meeting. This was prompted by a series of obnoxious behavior incidents in June, and further exacerbated by the observed use of charcoal grills and hanging of towels on balcony railings in July. See paragraph 7 below.

d. Bulk Pickup Fee Increase. Anne Giannelli reminds all unit owners that Ocean City bulk pickup fees have increased from \$15 to \$25, and also that there are 2 free pickups scheduled during the year, one in April and one in October. This information is posted on the website.

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5. Old Business: None.

6. Committee Reports: None.

7. Violations. It was observed during the July 4 weekend and some subsequent weekends that some renters in the 700-building units were using charcoal grills on the rear decks and the canal boardwalk, and also draping towels and bathing suits over balcony railings. One renter was observed having strung a clothesline across a balcony and hanging clothing on the clothesline. After some discussion and a review of the current violation reporting procedures, Mike Bufano made a motion to add a 10th rule to the current Rules Violations Procedures as follows: ***“All charcoal and wood burning stoves, grills, smokers, hibachis, etc., are banned from Casa Del Sol property, and any owner in violation will be fined a minimum of \$250.”*** The motion was seconded by Anne Giannelli and passed unanimously.

Mike Bufano made a second motion to modify existing Rules #7 and #9 of the current Rules Violation Procedures, review and revise the Violation Form. The motion was seconded by Tom Bell and passed unanimously. The revisions will be reviewed by the Board members and included in the minutes of the August Board Meeting.

8. Adjournment. Having no further business, Anne Giannelli made a motion to adjourn the meeting, seconded by John Foulkes. The motion carried unanimously, and the meeting was adjourned at 9:01pm.

9. NEXT CDS BOD MEETING (Proposed): – ***Wednesday, August 24, 2011, at 8pm.***

Filename: Final Draft CDS BOD Minutes_07-27-11.doc
Directory: C:\Documents and Settings\rlsheare\Desktop
Template: C:\Documents and Settings\rlsheare\Application
Data\Microsoft\Templates\Normal.dot
Title: August 8, 2005 CDS Bd Mtg
Subject:
Author: C.E. "Gene" Miesse
Keywords:
Comments:
Creation Date: 8/7/2011 9:07:00 PM
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