

**Casa Del Sol**  
**DRAFT Minutes of the Board of Directors Meeting**  
**September 19, 2013**

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

**Joe Sheare called the meeting to order at 8:06 p.m. via conference call.**

**Participants:** Joe Sheare, Lou Napoli, Bob Surette, Joe Pasqualine, and Igor Conev (Mann Properties).

**Board Members Absent:** Mike Bufano, John Foulkes, Tom Bell.

**1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 08-22-13.** *A motion to approve the draft minutes of the CDS Board Meeting of 08-22-13 was made by Bob Surette and seconded by Joe Pasqualine, and passed unanimously.*

**2. Financial Review:** Igor Conev reviewed the financial information health of the association, current as of September 13, 2013.

a. Checking (1012)	\$ 43,939
b. Future Capital Improvement Fund (1080)	\$ 148,539
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 5003

The Board discussed the issue regarding the non-foreclosure of Unit 646 including what it would cost for CDS to hire an attorney to force foreclosure (approximately \$3,000 - \$4,000). It was decided that we should contact our attorney, Guy Ayers, and find out exactly what our options are.

**Bills Paid since 08-16-13:**

08/23/13	AP2623	1360	43,621.53	AVERY W. HALL INS. AGENCY MULTI PERIL INSURANCE
09/04/13	AP2629	1361	150.51	DELMARVA POWER 2114 0689 9990
09/04/13	AP2629	1362	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 9/13
09/04/13	AP2629	1363	119.97	O.C. MONOGRAM 2 PRINTS
09/04/13	AP2629	1364	286.93	TOWN OF OCEAN CITY 7291-53582 WATER

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#### 3. Business of the Condominium:

**a. Insurance Renewal Quote.** At the August Board meeting, Igor Conev stated that doubling the association's current Building Law & Ordinance B&C insurance coverage from \$250k to \$500K, which would increase the annual premium somewhere between \$2K and \$3K, would be beneficial when we have to upgrade to current building codes after a covered loss. Igor mentioned that we do have a cushion in our budget to cover this. *Bob Surette made a motion that we raise the insurance from \$250K to \$500K. The motion was seconded by Joe Sheare, and passed unanimously.*

**b. Flood Insurance Issue - Unit 630 – Information.** Igor Conev has been in discussion with an insurance adjuster to determine damage costs to unit 630 as a result of flooding. He described the back and forth negotiations and we are currently waiting for an answer to the latest request.

#### 4. New Business:

**a. Re-staining of Canal-side Walkways and Decks – Discussion Item.** At the August Board meeting, Mike Bufano and Bob Surette volunteered to inspect the canal-side walkways and decks during the Labor Day weekend. On August 31, Mike and Joe, accompanied by John Foulkes, conducted the inspection. In addition, Mike, Bob and John conducted an extensive inspection of the property, to include the pilings recently repaired by CW Builders and the status of the signs regarding NO SKATEBOARDING, etc. After a discussion of the recommendations, *Lou Napoli made a motion to wait until we get the next Engineers' Study to make any major changes or actions. The motion was seconded by Joe Pasqualine, and passed unanimously.*

*Joe Sheare reminded the Board and all unit owners that boards, stairs, finger piers, etc., that appear to be dangerous should be dealt with immediately; let the Board know so that repairs can be made.*

**b. Missing Trash Can Lid – Information.** Joe Pasqualine reported last week that several owners in the 600-building contacted him regarding a missing lid on one of the trash cans at the west end of the 600 building. Joe Sheare said that he will contact Charles Kinelski to have it repaired.

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**5. Old Business:**

**a. Review of Voting on By-Laws – *Update.*** CJ Brzezinski reviewed the results of the voting. All suggested changes passed except Article III, C. regarding the annual meeting being the 3<sup>rd</sup> Saturday in May. In addition, the Board suggested, and CJ agreed, that an additional rule concerning excessive noise be added.

**b. Board Response to Unit 664 Email –** The Board had received a request from the owners of unit 664 to attend a Board meeting to plead their case that they shouldn't be fined to the degree that the Board has fined them. *Lou Napoli made a motion to invite the owners to our October Board Meeting via teleconference to hear their rationale. The motion was seconded by Bob Surette and passed unanimously.*

**c. Rethinking the Capital Reserve Study – *Status.*** At the August Board meeting, a motion was passed by the Board in which we would contact several engineering firms requesting bids to redo the study. Several engineering firms have been contacted and are returning RFBs.

**6. Violations:** None reported.

**7. Adjournment.** Having no further business, the meeting was adjourned at 9:06pm by Joe Sheare.

**8. NEXT CDS BOD MEETING – *Thursday, October 24, 2013, at 8:00pm via conference call.***