

Casa Del Sol
DRAFT Minutes of the Board of Directors Meeting
July 19, 2018

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

Lou Napoli called the meeting to order at 8:02p.m. via conference call.

Participants: Lou Napoli, Joe Pasqualine, Mike Bufano, Bob Surette, John Foulkes, Adele Bradley, and Igor Conev (Mann Properties).

Board Members Absent: None.

1. READING AND APPROVAL OF THE DRAFT MINUTES OF THE CDS BOARD MEETING OF 4-19-2018. *A motion to approve the draft minutes of the CDS Board Meeting of 4-19-2018 was made by Joe Pasqualine and seconded by John Foulkes, and passed unanimously.*

2. FINANCIAL REPORT. Mike Bufano reviewed the Financial Report, which was current as of July 18, 2018.

a. Checking (1012)	\$ 155,751
b. Reserves	
i. Money Market Improvement Fund (1060)	\$ 146,746
ii. Farmers Bank CD (1090)	\$ 100,653
iii. Discover Bank (1071)	\$ 76,960
iv. Discover Bank (1072)	\$ 76,883
v. Discover Bank (1073)	\$ 76,730
Reserves Total:	\$ 477,822
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 11,700

As of the July 18, 2018 Financial Report, eleven (11) unit owners are in arrears of the July 1, 2018 condominium dues payment, for a total of \$11,700. This includes the owner of unit 726 (the deceased Mr. Jack Russell) who is in arrears by both the April and July payments (\$1950). Notices have been sent to these unit owners.

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d. Bills Paid (as of April 2, 2018):

04/02/18 AP3626 1678	360.00 ART LEAGUE OF OCEAN CITY MEETING
04/02/18 AP3626 1679	383.76 DELMARVA POWER 5500 8678 124
04/02/18 AP3626 1680	795.00 FirePro FIRE ALARM TEST
04/02/18 AP3626 1681	1,134.92 MANN PROPERTIES, INC. MANAGEMENT FEE 4/18
04/02/18 AP3626 1682	1,550.00 OCEAN SERVICES OF DE, INC REPAIRS
04/03/18 AP3631 1683	14,249.00 CASA DEL SOL CONDO.ASSO TRANSFER TO/FROM
04/12/18 AP3638 1684	200.00 COMPTROLLER OF MARYLAND 52-1223780-2017 TAX EXT
04/12/18 AP3638 1685	2,255.00 C/W BUILDING SERVICES PATCH/SHINGLE
05/01/18 AP3653 1686	253.61 DELMARVA POWER 5500 8705 018
05/01/18 AP3653 1687	1,134.92 MANN PROPERTIES, INC. MANAGEMENT FEE 5/18
05/01/18 AP3653 1688	90.00 TOWN OF OCEAN CITY 41359
05/01/18 AP3653 1689	3,450.00 WILLIAMS,MOORE,SHOCKLEY&H ASSESSMENTS & TAXATION
05/31/18 AP3667 1690	15.00 TOWN OF OCEAN CITY TOW SIGN REPL
06/01/18 AP3668 1691	253.98 DELMARVA POWER 5500 8705 018
06/01/18 AP3668 1692	1,134.92 MANN PROPERTIES, INC. MANAGEMENT FEE 6/18
06/01/18 AP3668 1693	3,650.00 PIGG, KRAHL, STERN & CO., 11895
06/15/18 AP3677 1694	496.00 TOWN OF OCEAN CITY 8957-53948

3. BUSINESS OF THE CONDOMINIUM:

a. Annual Insurance Appraisal. From an email received on June 16 from the association's insurance appraiser, in order to keep our 9/1/2017 appraisal active and current, he can update it for us now at a cost of \$145. The Board members agreed that this should be done as the value of the buildings has increased and our insurance needs to keep pace. *A motion to approve the appraisal update was made by Joe Pasqualine and seconded by Bob Surette, and passed unanimously.*

4. OLD BUSINESS:

a. Capital Reserve Study Update: Foundation Repair and Parking Lot Re-Surfacing. At the Annual Association Meeting, Bob Surette summarized the upcoming capital improvement project regarding the partial milling and repaving of the parking lots, and repairs to the sinking of the pavement where it meets the foundation at the front of the buildings.

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Bob reported that he has been in discussion with CW Builders for the foundation work, which needs to be done before the parking lot milling and re-surfacing. Bob will develop a proposal for CW Builders and also for any other potential offerors. Work would most likely start in the fall. Bob will provide the current status of this effort by the next Board meeting.

b. Pier Tax Update. As a reminder, Adele Bradley reiterated her efforts as reported at the Annual Association Meeting regarding the successful elimination of the pier tax. Consequently, no unit owner should receive a future tax bill for the pier. ***If any unit owner receives a bill for June/July of this year, Adele should be notified and she will contact our attorney, Joe Harrison and he will take care of it with a phone call. Additionally, since the slips are not deeded to the owners, owners are not permitted to rent a boat slip to anyone under any circumstances.***

5. NEW BUSINESS:

a. Miscellaneous/Maintenance

i. On July 16, Charles Kinelski (Beach Brothers) made an inspection of the canal-side boardwalk boards and screwed down all the loose boards that he found. Charles also mentioned that he noticed several of the termite trap caps at the 600- and 700 buildings were cracked. Igor Conev (Mann Properties) will notify the termite company to inspect and repair those traps as necessary.

ii. The owner of unit 728 requested in an email to Mann Properties on May 24 that the following work be done: 1) decking board replaced on the finger pier; 2) multiple decking boards replaced on the 1st floor deck, located just inside the gate on the right side facing out; 3) repair the 1st floor deck gate so that it will latch; and 4) repair the siding on the left side of the first floor front door. Charles Kinelski (Beach Brothers) indicated on July 16 that he is taking care of item #4. The Board is waiting to hear from Charles on the status of the first 3 items.

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iii. In an email from owner of unit 700 on May 23 to Mann Properties, the owner stated that his first floor deck needs a repair: when you step on the deck from the slider, there's a noticeable "give" and creaking noise. When he crawled under the deck, he saw the nails attaching the deck to the house coming out. The Board asked Mann Properties to request that Charles Kinelski (Beach Brothers) address this repair.

iv. Adele Bradley stated that there is an ever increasing problem with the tenants in the Sea Grass condominium (next to the 600-building) using Casa Del Sol (CDS) trash bins. Discussion ensued regarding ideas on how to stop this usage. In the meantime Igor Conev (Mann Properties) will sent an email to the city asking that the Sea Grass condominium be warned not to use CDS trash bins. In addition, the trash bin on the west end of the 700-building is missing its lid, and an old patio table was left discarded by this trash bin. Igor Conev stated he would contact the city regarding these last 2 items.

v. It was observed that the last several units on the west end of the 700-building have algae accumulation on the upper level vinyl siding on the canal-side. After some discussion, it was recommended that a letter be sent to all unit owners reminding them to periodically inspect and clean the siding. A link is provided in the CDS web site regarding the cleaning of the vinyl siding.

6. **VIOLATIONS:** None reported.

Reminder: All unit owners should review the association's Rules and Regulations and ensure that all renters and other users of the units are familiar with these rules.

7. **ADJOURNMENT:** The Board meeting was adjourned at 9:04pm.

8. **NEXT CDS BOD MEETING – *The next BOD meeting is Thursday, September 20, 2018 at 8:00pm via teleconference.***