

**Casa Del Sol**  
**DRAFT Minutes of the Board of Directors Meeting**  
**January 17, 2019**

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, John Foulkes, Adele Bradley, Bob Surette, and Igor Cnev (Mann Properties).

**Board Members Absent:** Mike Bufano.

**1. READING AND APPROVAL OF THE DRAFT MINUTES OF THE CDS BOARD MEETING OF 11-15-2018.** *A motion to approve the draft minutes of the CDS Board Meeting of 11-15-2018 was made by Joe Pasqualine and seconded by John Foulkes and passed unanimously.*

**2. FINANCIAL REPORT.** Igor Cnev (Mann Properties) reviewed the Financial Report, current as of January 17, 2019.

<b>a. Checking (1012)</b>	<b>\$ 79,717</b>
<b>b. Reserves</b>	
i. Money Market Improvement Fund (1060)	\$ 244,293
ii. Farmers Bank CD (1090)	\$ 100,653
iii. Discover Bank (1071)	\$ 77,335
iv. Discover Bank (1072)	\$ 77,421
v. Discover Bank (1073)	\$ 77,677
<b>Reserves Total:</b>	<b>\$ 577,379</b>
<b>c. Assessments Receivable</b>	
<b>i. Condo Fees (1310)</b>	<b>\$ 9,525</b>

As of the January 17, 2019 Assessment Receivables report, eight (8) unit owners are in arrears of the January 1, 2019 condominium dues payment. In addition, three of these unit owners are also in arrears of the October 1, 2018 payment. For these three owners, Mann Properties will send a reminder letter next week, with a follow-up letter two weeks after that if necessary. The total amount in arrears is \$9,525.

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**d. Bills Paid (since November 15, 2018):**

11/02/18	AP3748	1718	2,770.00	APM TURNERS ANT CONTROL
11/02/18	AP3748	1719	159.40	DELMARVA POWER 5500 8705 018
11/02/18	AP3748	1720	135.17	Ed Patchett, Inc LIGHT FIXTURE
11/02/18	AP3748	1721	1,134.92	MANN PROPERTIES, INC. MANAGEMENT FEE 11/18
11/15/18	AP3754	1722	103.00	FirePro FIRE ALARM PANEL BEEPING
11/16/18	AP3758	1723	46,738.50	CASA DEL SOL CONDO ASSOC. 4TH QTR RESERVES
12/03/18	AP3767	1724	170.00	BEACH SCAPES, LLC WEED CONTROL
12/03/18	AP3767	1725	90.00	D & B SERVICES WATER LINE TO HOSE BIB
12/03/18	AP3767	1726	VOID	
12/03/18	AP3767	1727	1,134.92	MANN PROPERTIES, INC. MANAGEMENT FEE 12/18
12/05/18	AP3773	1728	257.15	DELMARVA POWER 5500 8678 124
12/05/18	AP3773	1729	524.00	TOWN OF OCEAN CITY 8957-53948
12/11/18	AP3775	1730	469.59	MANN PROPERTIES, INC. ADM CHGS 7/20-12/11/18
12/19/18	AP3779	1731	175.00	D & B SERVICES WINTERIZE

**3. BUSINESS OF THE CONDOMINIUM:** Nothing reported.

**4. OLD BUSINESS:**

**a. Capital Reserve Study.** At the November 2018 Board meeting, a motion was passed to accept the proposal from Mr. Holland (an engineer referred by Mann Properties) and pay him the \$1,160 fee as stated in the proposal. The proposal was signed by President Napoli on November 25. A meeting with Mr. Holland has been scheduled for January 30. If Mr. Holland determines that it is necessary to inspect under the crawl spaces on the canal side of the buildings, Bob Surette (and Joe Pasqualine if available) volunteered to accompany him.

In addition, the Board agreed that a repair of all units would not be feasible or necessary, and that we should focus on repairing the 15 units most need of repair. Plans should still proceed, however, on completely repaving all three parking lot surfaces.

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**5. NEW BUSINESS:**

**a. Parking in the CDS Parking Lots: Amending the Rules and Regulations.** At the November 2018 Board meeting, the Board passed a motion to discuss and vote on amending the Rules and Regulations at this Board meeting to require a valid parking permit to be displayed. After some discussion, *Adele Bradley made a motion that Rule #3 in the existing Rules and Regulations be amended as follows (amended portion is highlighted):*

**Each unit is allowed two parking spaces. One in the unit's carport and one in the parking lot on a first come, first served basis.**

**The vehicle parked in the lot must display the assigned parking tag from the rear-view mirror or windshield area in plain view. Vehicles violating this rule may be subject to tow at the owner's expense.**

**During the off season, from Labor Day to Memorial Day, owners may take advantage of additional parking spaces in the lot.**

*The motion was seconded by Joe Pasqualine and passed unanimously.*

Adele will obtain the passes and assemble information by the next Board meeting.

These minutes serves as official notice to the owners. Owners may comment on the amended rule, with comments due back to the Board before the next Board meeting (March 17). Owners may also phone into the next Board meeting with their comments.

**b. Miscellaneous:**

**i.** Per an email from Joe Pasqualine on December 14, as he was doing his walkthrough he noticed that unit 672's bottom floor rear deck is collapsing, and suggested Beach Brothers be called. Igor Conev reported that the repair has been completed.

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ii. Per an email from Joe Pasqualine on January 3, he examined the hanging gutter on unit 680. He said it had gotten a lot worse in the past couple of days due to the wind and is spreading to unit 678. Per Igor Conev, CW Builders left him a voicemail that it has been too windy the last 2 days and that they'll get it done on Monday (January 7). As an update, Igor reported at this Board meeting that due to the icy and windy conditions, CW Builders will address the repair next week (week of January 21).

**6. VIOLATIONS:** None reported.

**7. ADJOURNMENT:** The meeting adjourned at 8:22pm.

**8. NEXT CDS BOD MEETING – *The next BOD meeting is Thursday, March 21, 2019 at 8:00pm via teleconference.***