

CASA DEL SOL CONDOMINIUM

<http://www.casadel-sol-ocmd.com>

BOARD OF DIRECTORS MEETING via Zoom Tuesday, July 18th, 2023

CALL TO ORDER

The meeting was called to order at 8:02 p.m. by President Adele Bradley via Zoom.

PARTICIPANTS: Adele Bradley, Bob Surette, Tom Bell, Suzy Hartz, Lou Napoli, Doug Rollins, and Igor Conev representing Mann Properties.

BOARD MEMBER(S) ABSENT: Rick Stryjewski.

OWNERS/GUESTS PRESENT: Sean Connolly – Unit# 716

Sean addressed the board regarding the recent parking pass violations and apologized for any inconvenience the miscommunication with Vacasa has been causing. Sean told the Board that his family abides by the rules and respects the CDS community and had every reason to believe Vacasa was following their instructions regarding parking rules. (Vacasa was informed on three separate occasions that they could not give their own 'Vacasa' parking permit but continued to do so anyway). Sean assured the Board that he and his wife are personally resolving this issue with Vacasa.

1) APPROVAL OF THE DRAFT MINUTES OF THE CDS BOARD MEETING ON 06/13/2023

Motion: Bob Surette made a motion to approve the draft minutes of the meeting. Lou Napoli seconded the motion. The motion was passed unanimously by the Board.

2) CDS FINANCIAL REPORT

Tom Bell delivered the following financial report. Below are the account balances as of July 1st, 2023.

a. Checking (1012)(1013)	\$169,374.27
b. Reserves	
(1) Money Market Improvement Fund (1060)	\$20,374.95
(2) Charles Schwab Accts (1074, 1075, 1076)	\$223,935.07
(3) Charles Schwab CDs (1077, 1078, 1079, 1081,1082)	\$466,072.17
Reserves Total:	\$710,382.19
c. Assessments Receivable	
Condo Fees (1310)	\$15,796.00
d. CDS Reserves	

e. Type	Investment	Interest rate	Maturity date	Purchase date	Purchase amount
CD	People's Bank of Ohio (Schwab 1074)	5.3%	09/15/23	06/15/23	100,000
CD	PNC Bank, Ntnl Assoc PA (Schwab 1075)	4.8%	12/15/23	12/07/22	123,000
CD	Celtic Bank UT (Schwab 1077)	3.9%	2/24/27	2/9/23	90,000
CD	Customers Bank PA (Schwab 1078)	4.7%	8/16/24	2/9/23	90,000
CD	Raymond James Bank FL (Schwab 1079)	4.55%	2/18/25	2/9/23	90,000
CD	EagleBank MD (Schwab 1081)	4.25%	2/24/26	2/9/23	90,000
CD	CIBC Bank (Schwab 1082)	4.5%	06/2028	06/2023	106,072.17

f. Bills Paid (June 2 – July 1, 2023):

06/15/23 Check #1049	\$4,500.00	PIGG, KRAHL, STERN & CO.
06/15/23 Check #1050	\$489.15	TOWN OF OCEAN CITY
06/27/23 Check # 1051	\$125.10	DELMARVA POWER
07/01/23 Check #1052	\$1,218.00	MANN PROPERTIES, INC.
07/01/23 Check # 1053	\$40.00	TOWN OF OCEAN CITY

BUSINESS OF THE CONDOMINIUM

3. INSURANCE RENEWAL UPDATE

Rates continue to rise – upwards of 40% or more in some cases. From Florida to North Carolina to Maryland several factors are behind the rising rates including companies needing to recoup from losses during pandemic. The rising cost of building materials, supply chain issues and unfilled jobs are driving up the costs of home repairs. Companies are always mindful of potential severe weather events which result in costly insurance claims. In addition, certain rates are higher for associations with owners who rent their units. We are still seeking quotes and welcome anyone who might know of any agency that can help.

4. OLD BUSINESS:

a. Request to consider changing 770 boat slips and finger docks from Common Elements to Limited Common Elements to enable boat lift installation in the 770 boat slips.

After months of time, legal opinions, costs and deliberation, the Board feels that at this time every option has been exhausted and therefore this matter is considered closed.

b. Replacement sliding door and window design/drawings.

We are still waiting to receive specs from the engineer.

c. Leaning fence behind trash cans at west end of 600 parking lot.

The Board is still waiting to hear back from the president of the Sea Grass condominium association.

d. Request for approval by Unit 730 to install floating boat lift.

Igor Conev is waiting to hear back from owner.

e. Termite protection on 94th Street side of CDS buildings.

To reiterate, chemical treatment cannot be done on the bay side of the buildings, environmental laws dictate a 25 ft buffer between water way and termite trap. Annual Inspections versus treatment seems to be a viable option this year. One company, Woody's Pest Control has given a per unit quote for visual inspection. Igor is reaching out to obtain two additional quotes

f. Proposal from Beach Brothers to power wash and stain east and west gates of the 600 and 700 buildings as well as the new fence behind trash cans at the 700 building. Given that we are in high season, this work will be completed in the Fall.

g. Additional ways to distribute information to owners Ideas will be discussed at the next meeting.

h. Redoing the caulking on the units.

Per photos taken by Tom Bell, caulking is cracking on front and back side of CDS units. It's been about 10 years since it's been done. In addition, it was noted that the Azek Cladding is pulling back in certain areas perhaps due not only to weather but the size of the nails. Igor to obtain three quotes to re-caulk front and back and in addition secure the Azek that is pulling away from the front of the units.

i. Approval of front doors by owners of 724.

Photos and specs were submitted by Unit 724 for replacement of the main entry door and storm door. Since all required information was submitted, Mr. Klaczak's request for replacement was approved via email on June 27th, 2023. Mr. Klaczak contacted by Igor and informed of board approval.

NEW BUSINESS

a. An email from the owner of Unit #672, RJ Breeden, regarding twisted finger pier and confirmed by Doug Rollins.

Igor reached to McGinty's Marine as well as Blue Fin Marine to evaluate and repair the twisted finger pier. As there was no response to either company, Igor reached out to Ben's Marine Service who is scheduled to come within the next two weeks to evaluate the finger pier.

b. Water Main break under Unit #676 July 2nd, 2023 – On July 2, 2023 a water main break occurred under Unit #676. The City was called as well as DB Plumbing. The main was shut down in the 600 building for approximately 3 hours to facilitate the repair. Due to the fact that this was Sunday and a holiday weekend, most plumbing supply houses were closed. The plumber could only repair the break temporarily and would have to return for a permanent fix once the parts were easily obtainable and it would be a more opportune

time instead in the height of the season because the main would have to be shut down again for a period of time. Due to the amount of water that collected under the unit, due to the break, the access panel door had to be left off to allow drying. At this point in the meeting the discussion of ventilation in the crawl space was brought up. Since there is no way for us to ventilate the crawl space without installing vents, which during the winter could cause a problem with freezing pipes, the idea of spray foam was discussed. It was the opinion of Doug Rollins and Adele Bradley from experience and information received by them that spray foam insulation stops moisture from coming up from the crawl space into the bottom floors and would stop mold growth. Owners, as well as Doug and Adele, who have done so rave about the benefits which include a warmer first floor in the colder months, no dampness or smell. Excess moisture in the crawl space can lead to issues like mold growth, wood rot, poor indoor air quality and structural damage. It is each owner's responsibility to insulate their unit.

d. Unit 770A – request for slider replacement

Motion: A motion was made by Adele Bradley and seconded by Bob Surette to approve Karen Dean's request to install new rear sliders. The motion passed unanimously. All specs and photographs were submitted to the board by BLF, Ben Mason. All in favor, motion carried.

e. Violations

Parking

After a discussion the board agreed to fine the owners of Unit #716, \$250 for repeated parking violations utilizing Vacasa parking passes. The owner was most gracious and accepted full responsibility for the miscommunications between Vacasa and himself and will straighten this out with Vacasa and go after them for reimbursement of the fine.

Bulk Pick Up

Please remember, if it does not fit in the trash cans – it is the owner's responsibility to call for a bulk trash pick-up. When CDS has to pay for these items, ultimately everyone pays as this will eventually contribute to increase in price of dues. In the future if anyone is seen or if someone knows who is leaving items for bulk pick and does not call the City, the board will have the opportunity to levy a fine.

5. NEXT CDS BOARD MEETING will be August 15th, 2023 at 8:00PM.

6. ADJOURNMENT

Motion: Tom Bell made a motion to adjourn the meeting at 9:50pm. Lou Napoli seconded the motion and it was passed unanimously.