

CASA DEL SOL CONDOMINIUM

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

ANNUAL MEETING

April 22nd, 2023

CALL TO ORDER

The annual meeting was called to order by Mike Bufano at 9:12 a.m. Mike Bufano announced that a quorum of CDS owners had been established.

Board Members Present: All board members were present with the exception of Secretary, Russ Hartz and Treasurer, Tom Bell.

1. APPROVAL OF THE DRAFT MINUTES OF THE CDS BOARD MEETING ON 03/22/2023

Motion: A motion was made by Barbara Barnard, owner of Unit #702 and seconded by Karen Dean of Unit #770A to approve the minutes from the April 23, 2022 Annual Meeting. All were in favor and the motion passed unanimously.

2. CDS FINANCIAL REPORT

In the absence of Treasurer, Tom Bell, the Financial Review was presented by Igor Conev. Igor advised all owners if they become two quarters behind in their dues - they will receive a letter.

Igor also advised that our audit was good and that copies are available for those who want it.

Igor asked for a motion to approve the resolution that any excess membership income over membership expenses as defined in IRS Reg. 1.277-1 for the year ending December 31, 2023, shall be applied against the subsequent tax year member assessments as provided by the IRS Ruling 70-604.

Motion: A motion was made by Bill Oldman of Unit #664 to approve the resolution and second by Tim Fagan of Unit #666. All in favor, motion carried.

3. Insurance

Igor gave a summary and update on insurance. He strongly indicated that the rates will increase in the next year anywhere from 40-100% due to insurance company losses in the past several years. Igor suggested that owners make sure that all upgrades and extras within the units are included on their personal home owners insurance policies.

Igor and Mike Bufano thanked Karen Napoli for her support and advice in assisting CDS securing insurance.

4. BUSINESS OF THE CONDOMINIUM:

- a. **Significant Activities:** None reported

b. **On Going Activities:** Adele Bradley advised that all power washing and staining of the decks, 2nd and 3rd floor balconies was now complete. Beach Brothers added that if there are any problems please contact them.

c. **Revisiting the Capital Reserve Study:**

Bob Surette reported that within the past 6 months CDS had a new reserve study done and that the Maryland Law now mandates that a reserve study be conducted every 5 years. The last one we had done was 7 years ago. Bob indicated that due to the rise in inflation and the results of the reserve study partially accounted for increase in the quarterly dues. Bob indicated that we need to be fiscally prepared to avoid any special assessments if something costly would occur. **The Reserve Study will be posted on the CDS website.**

d. **Update of the Owner's Directory:**

Igor reported that the directory has been updated.

5. OLD BUSINESS:

a. **Reminder KEYS – remains the same**

b. **Winterizing – remains the same**

c. **Reminder (Rule 3) Parking Lot Permits.**

Adele Bradley reported that parking has been good all year, a few 'snafus' here and there but nothing major. Adele reminded owners who rent, that their rental agencies are not authorized to issue parking permits for Casa Del Property. If the renter has lost the special parking tag they must park in the street until a new tag is purchased. If for any reason owners need to purchase a new tag the cost is \$25 and can be obtained from Ana at Mann Properties.

d. **Reminder: Rule 12 remains the same**

e. **Reminder: Rule 7 Noise Ordinance:**

Adele Bradley reminded owners that the Ocean City Noise Ordinance is in effect all day. The Ordinance specifically states, "It is unlawful for any person to make, cause, or continue any loud, unnecessary, unnatural or unusual noise, or any noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace and safety of others at any time, day or night. Adele asked that neighbors be courteous to one another.

f. **Request to install boat lifts a 770 units and related request to change 770 boat lifts and finger piers from general common property to limited common property.**

Mike Bufano reported that the board Attorney Chris Woodley met with several board members regarding this subject. Mr. Woodley drafted a letter in response to the request of Joe Torchia to change the designations of the boat slips and finger piers from general to limited common property. Mike Bufano read the following paragraph from Mr. Woodley's letter. "The only way to make the boat slips limited common elements, the use of which could be assigned to specific owners, would be to further amend the Master Deed. Typically, it takes the written consent of 80%[^] of the unit owners to amend a condominium declaration. However, Section 11-103©(i)(iv) of the Act states that, "Except as otherwise expressly permitted by this title and by the declaration, an amendment to the declaration may not re-designate general common elements as limited common elements without the consent of every unit owner and mortgagee." Therefore, until such time as the Declaration is properly amended with the written consent of all unit owners and mortgagees, the boat slips shall be considered general common element. Mike Bufano reiterated also the changing of the boat slips from general to limited common elements does not give right of ownership only use. Joe Torchia accepted and understood Mr. Woodley's determination, however still felt that they

may be something that could be done to help solve his problem. After much discussion, the board felt that it has exhausted all avenues of resolution regarding Mr. Torchia's requests and the matter is considered closed.

g. Request to have mirror installed at 600 parking lot exit

Adele Bradley reported that she first contacted the Ocean City Police Department who directed her to contact the engineering department at the City. Adele spoke to engineer Ron Humphreys who indicated that the City has never had a request to install a mirror on city property and doubted that something like that would be approved. He did indicate that he would come out to Casa Del Sol and evaluate the situation. Mr. Humphreys evaluation indicated that the exiting of the parking lot at the 600 building safe and that there was no hard data to prove otherwise. When asked about painting the red curbing longer, his answer was " we can't paint the whole town red. Bill Oldman Unit 664 asked if there was some way we could install a mirror on Casa Del Sol Property behind the trash bins. Adele Bradley answered that we could do what we wanted on Casa Del Sol property, but how would you extend the mirror to the curb and low enough so motorist could view oncoming traffic while sitting in their vehicle. Adele advised at this point we all have to be very careful while exiting. Sometimes it's very difficult to see down the road to the left when you have big pickup trucks and vans parked in the first two or three spots. The street is public property and we have no control on who or what types of vehicles park on the street only that the park behind the red line and if they don't we can call the police who will issue a parking ticket.

h. Updates on improvements related to trash containers

Bob Surette reported that bollards were installed at the 600 and 700 buildings as well as a new fence at the 700 building. Joe Torchia Unit 770C requested that bollards be installed at the 770 building as well.

e. Camera Policy: The camera policy was distributed and owners reviewed and commented.

The main discussion revolved around the camera in the back of the Units, bay side. Some felt that the camera should be allowed to be pointed toward the finger piers so their boats can be viewed. Other felt that they didn't want their families to be viewed while sunbathing or just socializing on the boardwalk. After much discussion it was determined that anyone wishing to comment or make a suggestion should do so in writing and submit it to Mann Properties. The board will review the submissions and determine whether or not they should be incorporated into the policy.

6. NEW BUSINESS:

a. Request from Bill Oldman, owner of unit #664 for a hand rail on his finger pier.

Mike Bufano recommended that he should make the request in writing to Mann Properties and cc the board.

b. Request from Tim Fagan, owner of Unit #666 to look into possibility of having key entry or electronic gates installed to access the bay side area of Casa Del Sol as a way to add security and keep trespassers off the property.

Mike Bufano indicated this would be discussed at the next regular board meeting .

c. Legalization of Marijuana

Barbara Siskind of Unit #644 reminded all owners that beginning July 1, 2023, marijuana will become legal, for ages 21 and over. Barbara asked that we all be courteous and be mindful that there are small children who frequent Casa Del Sol and other owners who find the smell offensive. She asked if there was any way for the board to send something out to all the owners

regarding this issue. Mike Bufano indicated it would be discussed at the next regular board meeting.

d. Board Announcement

Mike Bufano announced that he is not running for reelection after 15 years of being on the Board. Mike graciously thanked everyone for their trust in him and wished the new board future success.

7. ELECTION

- a. Ballots were received at Mann Properties and counted by Igor Conev. After the members in attendance voted, Igor Conev collected the ballots and counted the submissions. Adele Bradley acted as an Election Judge verifying Igor Conev's count was correct. The results were as follows:

Note: The first three finishers will fill 3 year terms and the 4 will fill a 1 year unexpired term.

Suzy Hartz	31 Votes
Doug Rollins	27 Votes
Rick Strewjewski	24 Votes
Tim Fagan	23 votes
Lou Napoli	23 votes

Since there was a tie for the 4th seat, Igor Conev contacted Board Attorney Chris Woodley. Mr. Woodley advised that either candidate could withdraw and if neither chose to do so a run-off election would have to be held. Since neither candidate withdrew, the meeting went into recess at 11:22 a.m. and would reconvene on May 12, 2023 at 10:00 a.m. with the results of a run-off election.

- b. At 10:03 a.m. on May 12th, 2023 Mike Bufano reconvened the Annual Meeting to announce the run-off election results.

Mike relayed that he, Bob Surette, Ana Pop and Igor Conev counted and verified the votes.

The results were as follows:

Lou Napoli	24 Votes
Tim Fagan	19 Votes

8. ADJOURNMENT:

The Annual Meeting adjourned at 10:10 am on May 12th, 2023.

Following the adjournment of the Annual Meeting the Board met to elect officers.

Motion: A motion was made by Lou Napoli, naming Adele Bradley as President, Bob Surette as Vice President, Suzy Hartz as Secretary and Tom Bell as Treasurer. Tom Bell seconded the motion. The motion passed unanimously.