

Casa Del Sol

Minutes of the Board of Directors Meeting

November 12, 2008

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

Joe Sheare called the meeting to order at 8:02 p.m. via conference call.

Participants: Joe Sheare, Louis Napoli, Mike Bufano, John Foulkes, Tom Bell, James McDonald, Bob Siskind, and Buck Mann (Mann Properties).

Board members absent: None.

Reading and approval of the 10/15/2008 draft CDS Board meeting minutes. A motion to approve and accept the minutes was made by Tom Bell and seconded by Lou Napoli. The motion passed unanimously.

Review of Financial Results: Buck Mann (Mann Properties) reviewed the financials:

Account Balances as of 11-08-2008:

1. Checking	
a. Regular	\$ 55,633
b. Special Assessment	\$ 391,489
2. Savings	\$ 6,449
3. A/R Condo Fees	\$ 314,448

2009 Budget. A worksheet for the association's 2009 budget was reviewed. The only addition to the previous worksheet was a line item for the front storage (cubby) doors. After some discussion, the Board decided to table the approval of the budget until the December meeting, allowing Mann Properties to refine some of the budget entries.

BUSINESS OF THE CONDOMINIUM:

1. Request for Reimbursement. The owner of unit 646 submitted a written request to the Board for reimbursement of a slider previously purchased during the backside renovation, plus permission from the Board to install a recently purchased slider in lieu of the slider approved for and being installed as part of the front side renovation. The Board requests that the unit owner provide the specifications of the recently purchased slider to the Board to determine compliance.

2. Storage Doors – Update. As mentioned in last month's Board meeting minutes, Beach Brothers (Charles Kinelski) will be starting in the 600-block of units and work westward through the units. He will skip working some of the units' doors when he crosses with the C/W Builders crew working the front side restoration, and then backtrack to finish them. Charles reports that he is still receiving storage door keys from the owners, he should begin work sometime this week, and he will complete the work on time.

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3. Front Side Renovation Project - Update. Walt Smelter (C/W Builders) joined the conference call at 8:30pm to report on the front side restoration progress. Walt reported that work on the units has reached unit 704, and that work will begin next week on units 702 and 700, thus finishing the 700-building. Walt said that in the event of rain, his crew will jump to the 600-building to begin work on the lower levels which are protected from the rain, and then return to the 700-building to complete the work as required.

4. Drop Stairs - Update. Joe Sheare reported that Charles Kinelski (Beach Brothers) has installed drop (pull-down) stairs for access to the attic areas for Joe and for Tom Bell. Any unit owner desiring drop (pull-down) stairs for access to the attic should enter into an agreement with Beach Brothers. This installation is not being paid for by the Association.

5. Unit Street Numerals - Update. Joe Sheare reported that C/W Builders has been attaching the unit numerals to the second floor fascias, either on the front edge of the balcony floor (for those units with second floor balconies) or directly on the base of the second floor for those who do not have balconies, for those units where the front side renovation has been completed. Joe reported that the appearance and location of the numerals are excellent. Joe also stated that he had taken several pictures of units with the new address numerals attached and those photos are on the website.

6. Fiberglass Decorations on the Ends of the Buildings. After some discussion on options for attaching fiberglass decorations to the ends of the three buildings, a motion was made by Mike Bufano, and seconded by Bob Siskind, to make visual inspections of the ends of the buildings and table any action until such observations are made.

7. Unit Requests. None.

VIOLATIONS TO REPORT. None.

NEW BUSINESS:

1. Mailboxes. Since all of the unit mailboxes attached to the front siding have been removed as part of the front side renovation, discussion ensued with regard to whether the Association should provide mailboxes for the unit owners, and whether installation location guidance should be issued. Lou Napoli made a motion for the Association to provide mailboxes for all unit owners, and the motion was seconded by Tom Bell. After some continued discussion, it was agreed to table this item until the next Board meeting.

NEXT CDS BOD MEETING – December 10, 2008 at 8:00 pm by conference call.

ADJOURNMENT was at 9:02 pm.