

**CASA DEL SOL | BOARD OF DIRECTORS MEETING via Zoom**  
<http://www.casadel-sol-ocmd.com>  
**January 21, 2025**

**Call to Order:** President Adele Bradley called the meeting to order at 8:09PM.

**Participants:** Adele Bradley, Suzy Hartz, Bob Surette, Tom Bell, Lou Napoli, Bill Oldham and Igor Conev - representing Mann Properties.

**Owners Present:** None

**Board Members Absent:** Rick Stryjewski

**1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting in November 2024:**

**Motion:** Adele made a motion to approve the November 2024 minutes. Bill seconded the motion, and it passed unanimously.

**2. CDS FINANCIAL REPORT**

a. Checking (1011) **\$58,769.87**

b. Reserves

- |    |   |                     |
|----|---|---------------------|
| 1. | Schwab Cash and Cash Equivalent<br>(1076, 1084)         | <b>\$144,072.47</b> |
| 2. | Schwab CD's<br>1077, 1079, 1081, 1082, 1083, 1085, 1086 | <b>\$689,000.00</b> |

**Sub Total Cash: \$ 891,842.34**

c. CDS Reserves

*Will discuss the CD maturing on 2/18 at next meeting.*

Type	Investment	Interest rate	Maturity date	Purchase date	Purchase amount
CD	Morgan Stanley (Utah) (Schwab 1078)	3.8%	08/16/29	08/16/24	90,000
CD	Raymond James Bank FL (Schwab 1079)	4.55%	2/18/25	2/9/23	90,000
CD	Flag Star Bank CD	4.85%	04/24/2025	01/17/2024	123,000
CD	EagleBank MD (Schwab 1081)	4.25%	2/24/26	2/9/23	90,000
CD	Celtic Bank UT (Schwab 1077)	3.9%	2/24/27	2/9/23	90,000
CD	UBS (Schwab 1082)	4.5%	06/01/2028	05/24/2023	106,0000
CD	Morgan Stanley (1086)	4.65%	05/30/2029	05/22/2024	100,000

d. Assessments Receivable (Condo **\$2,666.00**

**January 21, 2025**

**Fees)**

**Bills Paid (11/15/2024 – 12/27/2025 )**

12/02/2024	Monthly Management Fee; Mann Properties, Inc. Chk # 5040	\$1,218.00
4		
12/03/2024	5500 8705 018; Delmarva Power Chk # 5041	\$136.00
4		
12/03/2024	5500 9769 211; Delmarva Power Chk # 5041	\$167.33
4		
12/03/2024	5500 8678 124; Delmarva Power Chk # 5041	\$44.31
4		
12/05/2024	8957-53948; Town Of Ocean City Chk # 5042	\$5.90
4		
12/05/2024	13827-54958; Town Of Ocean City Chk # 5042	\$477.90
4		
12/05/2024	13823-54954; Town Of Ocean City Chk # 5042	\$224.20
4		
12/05/2024	7291-53582; Town Of Ocean City Chk # 5042	\$407.10
4		
12/09/2024	Reimbursement for Fager's Island Gift Card; Adele Bradley Chk # 5043	\$100.00
4		
12/18/2024	Re-install fire extinguisher cabinet; Fire Protective Services Chk # 5044	\$92.13
4		
12/18/2024	Admin Charges 2024; Mann Properties, Inc. Chk # 5045	\$1,198.44
4		
12/27/2024	5500 8705 018; Delmarva Power Chk # 5046	\$141.14
4		
12/27/2024	5500 9769 211; Delmarva Power Chk # 5046	\$164.42
4		
12/27/2024	5500 8678 124; Delmarva Power Chk # 5046	\$44.25
4		
12/27/2024	Leak above sliding glass door top floor bedroom unit 660; Raintree Services, Inc Chk # 5047	\$3,590.00
4		

**BUSINESS OF THE CONDOMINIUM**

**NEW BUSINESS**

**A. CDS Maintenance**

Seeking and securing a new maintenance contractor immediately. In the meantime, any emergencies will continue to be handled by Mann Properties.

**B. Rear Deck Light Replacements (will be made in the next week or two).**

**OLD BUSINESS:**

January 21, 2025

- A. Proposed policy regarding Insurance and Short-Term Rentals: - Council Meeting Update:** The OCMD council rejected proposed changes to the rental policy. CDS will continue to monitor. In the meantime, a structured CDS policy will be distributed holding owners accountable. This will include stipulations such as - owners must have a copy of the license that is filed with OCMD and display the license in the window. CDS rules must be readily available to renters. More updates at next meeting).
- B. Proper installation of camera and replacement light - Unit 670.** Communications in process.
- C. Fire Pro Meeting – .** Options are being considered.
- D. Loose Dock Piling –** Contact was made with marine company – scheduling will be done in the Spring.

## RE M I N D E R S

### Email Dated January 15<sup>th</sup> – FREEZING TEMPERATURES:

- **All owners are encouraged to raise heat settings to at least 62 degrees.**
- *Please remember that the thermostat only reads the temperature where the thermostat is located. **The temperature on exterior walls will be at least 10F-15F lower than what the thermostat is set for.** End units, bottom floor units, top floor units, and units on the North side which do not get any sun should set the thermostats even higher. We've seen pipes freeze in units in north walls although the heat was on 62F.*
- **Use caution** where you park and walk – areas freeze at night.
- **Please - call in emergencies!** There is 24-7-365 live answering service (emails are not monitored in this manner).

**Once again - No charcoal grills are permitted.**

**Annual Meeting will be held on April 12, 2025**

### **Your input matters!**

If you cannot attend the meeting in person, please be on the lookout to fill out a proxy form in your absence. We need your input to conduct the meeting accurately and efficiently.

- **Next CDS Board Meeting: February 18<sup>th</sup>, 2025, at 8:00PM**

**ADJOURNMENT: Motion:** Bill made a motion to adjourn the meeting at 9:13PM. Bob seconded the motion, and it passed unanimously.

