

June 24th, 2025

Call to Order: President Adele Bradley called the meeting to order at 8:04PM.

Board Members Present: Adele Bradley, Suzy Hartz, Bob Surette, Rick Stryjewski Tom Bell, Lou Napoli, Bill Oldham and Igor Conev - representing Mann Properties.

Owners Present: None

Board Members Absent: None

1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting in May 2025:

***Motion:** Adele made a motion to approve the minutes. Suzy seconded the motion. The motion passed unanimously.*

CDS FINANCIAL REPORT

a. Checking (1011)

\$142,811.51

b. Reserves

- | | |
|--|---------------------|
| 1. Schwab Treasury & Cash
(1076,1084, 1089) | \$192,610.99 |
| 2. Schwab Morgan Stanley CD's
1077, 1081, 1082, 1085, 1086, 1087, | \$695,000.00 |

Total Cash and Investments:

\$ 1,030,422.50

c. CDS Reserves

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	American Express Bank (Schwab 1079)	4.25%	2/20/30	2/20/25	90,000
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 (1085)	4.65%	05/30/2029	05/22/2024	100,000
CD	Wells Fargo	4.3%	06/09/2026	05/29/2025	129,000

d. Assessments Receivable (Condo Fees)

\$ 4,542.00

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Bills Paid (05/29/2025 – 06/16/2025)

- 05/29/2025 140066 - 156.75 Delmarva Power Chk # 5078
- 05/29/2025 140066 - 139.17 Delmarva Power Chk # 5078
- 05/29/2025 140066 - 43.93 Delmarva Power Chk # 5078
- 06/02/2025 142433 - 1,278.92 Mann Properties, Inc. Chk # 5079
- 06/06/2025 145295 - 70.80 Town Of Ocean City Chk # 5080
- 06/06/2025 145295 - 5.90 Town Of Ocean City Chk # 5080
- 06/06/2025 145295 - 70.80 Town Of Ocean City Chk # 5080
- 06/06/2025 145295 - 147.50 Town Of Ocean City Chk # 5080
- 06/16/2025 148376 - 25.00 Mann Properties, Inc. Chk # 5081
- 06/16/2025 148386 - 673.85 Raintree Services, Inc Chk # 5082
- 06/16/2025 148388 - 450.00 Joseph Pasqualine, III Chk # 5083

BUSINESS OF THE CONDOMINIUM

NEW BUSINESS:

- A. Request: Unit 678 – approval of camera installation(s)
***Motion:** Bill made a motion to approve. Rick seconded and it passed unanimously.*
- B. Request: Unit 614 – Jet Ski Ramp
***Motion:** Adele made a motion to approve the ramp- provided that all necessary permits and specs are provided. Tom seconded the motion. The motion passed unanimously. Note: Tom spoke directly with the owner. It's likely with the permits and timing, the ramp may not be installed this summer.*
- C. Request: Unit 712 to install under decking under the 3rd floor balcony.
***Motion:** Adele made a motion to approve the request. Bob seconded the motion, and it passed unanimously.*

OLD BUSINESS:

- A. Updates on Unit 656 – installation of outdoor receptacle - still waiting.
- B. Fire Pro Meeting – Options are being considered.

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REMINDERS:

Dear Homeowners, we are fortunate to be part of a wonderful community where mutual respect and consideration make all the difference. To ensure we continue enjoying a peaceful and friendly neighborhood, we kindly ask that all homeowners practice courtesy in daily interactions and shared spaces. Whether it's respecting quiet hours, keeping common areas clean, or simply greeting neighbors with kindness, small actions contribute to a positive living experience for everyone. Thank you for your commitment to fostering a welcoming and respectful environment for all!

- **Dogs:** In Ocean City, Maryland - Dogs must be always kept on a leash in public spaces, including the beach and boardwalk.
- **Construction:** Please be mindful of construction work. Sawdust, caused by excessive wood cutting, can damage HVAC systems in the surrounding area. The fine particles can easily clog filters, accumulate in air ducts, on coils as well as the motor, fan and drainage system. If excessive sawing is to be done, we ask that you connect to a dust collection system.
- **For everyone's safety**, please no ball playing or scooting in the parking lot due to limited visibility and moving vehicles.
- **Please keep carports free of excess storage** – Carports are intended for vehicle parking and should not be used for extended periods of time for storage of personal items, furniture, or debris.
- **Please - call in emergencies!** There is 24-7-365 live answering service (emails are not monitored in this manner).
- **Annual Meeting scheduled for April 18th, 2026**

ADDITIONAL REMINDERS of RULES and REGULATIONS:

#3 -Parking: 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 front 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.

#12 - Fireworks: Fireworks are not permitted for use on Casa Del Sol property. Although the purchase and use of some fireworks are legal in the State of Maryland, they are illegal in the Town of Ocean City.

Once again - No charcoal grills are permitted.

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- **Next CDS Board Meeting:** July 22nd, 2025, at 8:00PM
- **ADJOURNMENT:** Rick made a motion to adjourn the meeting at 8:57pm. Bill seconded the motion, and it passed unanimously