

January 21, 2026

Call to Order President Adele Bradley called the meeting to order at 8:02PM.

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

Owners Present: None

Board Members Absent: Lou Napoli

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

Motion: Adele made a motion to approve the minutes. Tom seconded and it passed unanimously.

CDS FINANCIAL REPORT (Balances as of 11/17/2025) – given by Igor

Please see attached ***Balance Sheet Operating End Date:***
12/31/2025

CASA DEL SOL | BOARD OF DIRECTORS MEETING via Zoom

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

January 21, 2026



Balance Sheet - Operating

Casa Del Sol Condominium

End Date: 12/31/2025

Assets

Cash

10-1011-00	Taylor Bank Operating - 3901	\$101,597.78
10-1076-00	Charles Schwab Treasury MM	93,677.06
10-1077-00	Schwab CD Celtic 3.9 2/27	90,000.00
10-1081-00	Schwab CD-Eagle Bk 2/26 4.25	90,000.00
10-1082-00	Schwab CD-UBS 4.5 6/28	106,000.00
10-1084-00	Charles Schwab Bank Sweep	289.80
10-1085-00	Morgan Stanley Fixed Income	100,000.00
10-1086-00	Morgan Stanley BA	90,000.00
10-1087-00	C.Schwab-American Express	90,000.00
10-1088-00	Wells Fargo bank CD-#336-06/09/26	129,000.00
10-1090-00	Schwab CD-State Bank-09/25/30-3.75%	150,000.00

Total Cash: \$1,040,564.64

Current Assets

13-1311-00	Accrued Interest Receivable	7,542.17
13-1380-00	Due from Reserve	9,960.58
13-1610-00	Prepaid Insurance	94,193.46
13-1620-00	Prepaid Taxes	9,223.00

Total Current Assets: \$120,919.21

Total Assets:

\$1,161,483.85

Liabilities & Equity

Liabilities

30-3010-00	Accounts Payable	4,296.37
30-3012-00	Income Tax Payable	574.00
30-3110-00	Due to Operating	9,960.58
30-3310-00	Prepaid Owner Assessments	22,675.00

Total Liabilities: \$37,505.95

Reserves & Equity

50-5010-00	General Reserves	935,946.82
50-5510-00	Prior Years Net Income/(Loss)	84,697.35
50-5520-00	Retained Earnings-Unappropriat	48,974.26

Total Reserves & Equity: \$1,069,618.43

Net Income Gain / Loss

54,359.47

\$54,359.47

Total Liabilities & Equity:

\$1,161,483.85

Total Cash:

\$ 1,040,564.64

b. 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	106,000
CD	Morgan Stanley (1085)	4.65%	05/30/2029	05/22/2024	100,000
CD	Wells Fargo (Schwab - 1088)	4.3%	06/09/2026	05/29/2025	129,000

Bills Paid (11/13 – 12/31/2025)

- 12/01/2025 236620 \$ - \$ 42.39; Adele Bradley Chk # 5107
- 12/01/2025 236654 - 260.00 D & B Services Chk # 5108
- 12/01/2025 236656 - 1,067.00; Joseph Pasqualine, III Chk # 5109
- 12/03/2025 240304 - 45.49; Delmarva Power Chk # 5110
- 12/03/2025 240304 - 171.97; Delmarva Power Chk # 5110
- 12/03/2025 240304 - 162.16 Delmarva Power Chk # 5110
- 12/08/2025 241696 - 303.80; Town Of Ocean City Chk # 5111
- 12/08/2025 241696 - 396.80 Town Of Ocean City Chk # 5111
- 12/08/2025 241696 - 6.20 Town Of Ocean City Chk # 5111
- 12/08/2025 241696 - 303.80; Town Of Ocean City Chk # 5111
- 12/22/2025 248179 - 1,190.66 Mann Properties, Inc. Chk # 5113
- 12/26/2025 249410 - 45.18; Delmarva Power Chk # 5114
- 12/26/2025 249410 - 165.31; Delmarva Power Chk # 5114
- 12/26/2025 249410 - 174.08 Delmarva Power Chk # 5114

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BUSINESS OF THE CONDOMINIUM

NEW BUSINESS:

- A. Unit 634 – Request to renovate both bathrooms and install an EV charging station
Motion: - Adele made a motion to approve – provided proper paperwork is provided. Including a certificate of insurance. Bill seconded the motion and it passed unanimously.
- B. Request from 708 94th Street – replace front door / install gate on rear deck with treated lumber / and stain
Motion: - Adele made a motion to approve – provided proper paperwork is provided. Including a certificate of insurance. Tom seconded the motion and it passed unanimously.

OLD BUSINESS:

- A. Deck Foundation Damage – 1st floor is Owner Responsibility. Unit 666 (See notes from November minutes) Check on termite inspection - Igor will contact two companies for proposals.
- B. Update on Electrical Box and Drain Replacement – communication did say he would comply and submit documents. Waiting on licensure documents and approval. – Igor went by – there are some exposed wires.
- C. Boardwalk Maintenance – it's been 5 years – which was the expectancy. Sherwin Williams walked through with board members - power washed, scraped, some boards are bubbling and need replacing – and reapply deck and dock over top of it. The waiting period will be around the replacement boards / planks.
- D. Bulkhead Site Visit – initial draft letter and pictures – nothing immediate must be done.
Motion: Adele made a motion to table agenda items C & D under Old Business. Bill seconded the motion and it passed unanimously.
- E. Rental Legal Opinion and Order Document (Chris Woodley) – still waiting.
- F. Fire Alarms – Repainting? (Discussion due to inspection report) – waiting to hear next steps. Waiting for a quote from FirePro. Not allowed to re-paint electrical boxes (per Delmarva Power).
- G. Fire Pro Meeting – still determining next steps.

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REMINDERS:

- **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**

- **Next CDS Board Meeting: February 18th, 2026**
- **ADJOURNMENT: *Motion***: Adele made a motion to adjourn the meeting at 8:56PM. Suzy seconded the motion and it passed unanimously.