

CASA DEL SOL | BOARD OF DIRECTORS MEETING via Zoom

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

August 19, 2026

Casa del Sol Board Meeting – August 19, 2026 Minutes

Call to Order: 7:03 p.m. by Adele Bradley

Participants: Adele Bradley, Bob Surrette, Lou Napioli, Tom Bell, Bill Oldham, Karen Dean

David Papura, Igor Conev, Mann Properties

No Board Members Absent

No owners present

Approval of the minutes of the CDS Board Meeting – July 22, 2026

Motion Made by Adele Bradley; seconded by Bob Surrette. Motion carried.

CDS Financial Report – Tom Bell

Assets

Cash

10-1011-00	Taylor Bank Operating - 3901	49,756.34
10-1076-00	Charles Schwab Treasury MM	408,869.04
10-1077-00	Schwab CD Celtic 3.9 2/27	90,000.00
10-1082-00	Schwab CD-UBS 4.5 6/28	106,000.00
10-1084-00	Charles Schwab Bank Sweep	1,074.39
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
10-1090-00	Schwab CD-State Bank-09/25/30-3.75%	150,000.00
Total Cash:		\$1,085,699.77

Current Assets

13-1310-00	Assessments Receivable	\$ 6,160.00
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All this information is available on the CINC website and then sent again by Igor.

Adele stated that board members should look at the general ledger and disbursements in the cash account.

Tom will consult with Igor.

Insurance

All policies have been renewed and we were able to get blanket coverage.

BUSINESS OF THE CONDOMINIUM

New Business

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None

Old Business

Zoom capabilities for future annual meetings to increase participation and meet quorum requirements has been approved. As we get closer to the annual meeting, technical set up will be finalized.

Finger Pier Renovation: updated proposal from Reggie Mariner (RMariner@gmbnet.com) Since there were no questions/concerns/comments, Bob Surrette moved to accept the proposal. Bill Oldham seconded. Motion carried. Igor will contact Adele with the signed contract.

Carport Ceiling Damage: Unit 720 and a few others look like there is water damage, so all units should be inspected for water infiltration. Igor will contact Raintree to inspect all carports. Proposals will be obtained from BLF and Royal Plus.

Storm door removal from units: will be discussed with Tim Larson.

Next CDS Board Meeting: September 30, 2026; 7 p.m.

Motion to Adjourn at 7:20 p.m. made by Dave Papura; seconded by Bill Oldham. All in favor; motion carried.

REMINDERS

ANNUAL MEETING - Scheduled for April 27, 2027, Art League, 94th Street, Ocean City, MD 9:00 a.m.