

CASA DEL SOL | BOARD OF DIRECTORS MEETING via Zoom

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

July 22, 2026

Casa del Sol Board Meeting – July 22, 2026 Minutes

Call to Order: 7:02 p.m.

Participants: Adele Bradley, Bob Surrette, Lou Napioli, Tom Bell, Karen Dean
Igor Conev, Mann Properties

Board Members Absent:

No owners present

Approval of the minutes of the CDS Board Meeting – June 17, 2026

Motion Made by Adele Bradley; seconded by Lou Napoli. Motion carried.

CDS Financial Assets

Cash

10-1011-00 Taylor Bank Operating - 3901 \$157,654.08

10-1076-00 Charles Schwab Treasury MM 407,623.85

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 398.20

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 and Cash

Equivalents \$1,191,676.13

13-1310-00 Assessments Receivable 3,040.00

Discussion about overdue owner assessments and the need to collect \$4,600 from one delinquent owner. The board decided to wait until Monday before taking action on collections, with plans to involve an attorney if necessary.

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06/01/2026	336457	1,837.75	Taylor Bank Operating - 3901 Inv # 05212026; Ace Custom Carpentry Chk # 5144 06/01/2026
06/01/2026	336465	813.10	Taylor Bank Operating - 3901 Inv # PSO057146-1; Mid-Atlantic Truck & Equipment Chk # 5145
06/01/2026	336467	256.00	Taylor Bank Operating - 3901 Inv # 05202026; Signs Illustrated Chk # 5146 06/01/2026
06/01/2026	336933	1,995.00	Taylor Bank Operating - 3901 Inv # 40031; Mann Properties, Inc.-Management Module
06/01/2026	337890	1,515.00	Deposit from batch 9471 06/01/2026 337890 Assessment - Regular Unit 674 674 94TH STREET (CD154)
06/02/2026	339733	152.02	Taylor Bank Operating - 3901 Inv # 200662630251; Delmarva Power Chk # 5147
06/02/2026	339733	176.71	Taylor Bank Operating - 3901 Inv # 200082764414; Delmarva Power Chk # 5147
06/02/2026	339733	44.90	Taylor Bank Operating - 3901 Inv # 200292715147; Delmarva Power Chk # 5147
06/02/2026	340251	1,580.00	Deposit from batch 9493 Assessment - Regular Unit 634 634 94TH STREET (CD134)
06/04.2026	341754	1,515.00	Deposit from batch 9543 PrePaid Unit 734 734 94TH STREET (CD118)
06/08/2026	342719	1,515.00	Deposit from batch 9557 06/08/2026 PrePaid Unit 710 710 94TH STREET (CD106)
06/10.2026	343592	248.00	Taylor Bank Operating - 3901 Inv # 06012026; Town Of Ocean City Chk # 5148
06/10/2026	343592	99.20	Taylor Bank Operating - 3901 Inv # 06012026#2; Town Of Ocean City Chk # 5148
06/10/2026	343592	55.80	Taylor Bank Operating - 3901 Inv # 06012026#3; Town Of Ocean City Chk # 5148
06/10/2026	343592	6.20	Taylor Bank Operating - 3901 Inv # 06012026#4; Town Of Ocean City Chk # 5148

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06/15/2026 344971 91.00
Protective Services Chk # 5149

Taylor Bank Operating - 3901 Inv # 125696; Fire

06/15/2026 344973 840.00
Pasqualine, III Chk # 5150

Taylor Bank Operating - 3901 Inv # 06012026; Joseph

06/16/2026 346759 1,363.50 Deposit from batch 9633
Assessment - Regular Unit 770B 770 B 94TH STREET (CD302)

BUSINESS OF THE CONDOMINIUM

New Business

ANNUAL MEETING: Discussion concerning implementing a one-year trial of Zoom capabilities for future annual meetings to increase participation and meet quorum requirements. Bill Oldham suggested a dial-in only option to avoid technical difficulties. Residents could listen to the meeting and it would be opened at the end for questions.

The board will explore this option and will discuss it again next month.

Letter of Engagement – Oliveri and Larsen Law Firm : In an effort to gain more flexibility and quicker response time on legal matters the board approved retaining Oliveri and Larsen Law Firm as additional legal counsel. No retaining fee was necessary and services will be charged on an hourly basis.

Motion made by Tom Bell; seconded by Lou Napoli. Motion carried.

Old Business

Carport Ceiling Damage Inspection

Carport ceilings showing paint bubbling and potential water damage are in multiple buildings including 700, 600, and 770 units. Before proceeding with any repairs, someone should inspect all units to identify the source of any water leaks and determine if the issues are due to moisture or actual water damage. The current approach of repairing and repainting rather than switching to vinyl soffit will be maintained, with Igor agreeing to find a contractor to inspect all units first.

Boardwalk and Pier Repairs Discussion

Boardwalk repairs between 640 and 642 were completed, with all cracked boards replaced.

Gate repairs in the 700 building are finished.

Regarding the finger pier renovation, a proposal from GMB was discussed, comparing it to the original one from Stacy Hart. Bill Oldham noted that GMB's proposal did not include bidding out to contractors, which was included in Stacy's proposal. GMB will be asked for an estimate of the additional cost for this service. Igor was tasked with obtaining this information from GMB.

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Fish Bait Light/Electrical Cord

Igor was asked to follow up on compliance concerning the request to remove electrical cord from a common area boardwalk at Unit # 672, which powered a fish bait light. Igor agreed to verify that the electrical cord had been removed since we did not hear back from the owner.

Storm door replacement issues for Units #670 and #672

Igor was asked to contact Tim Larsen and apprise him of the situation and provide all recorded documentation.

Next CDS Board Meeting: August 19, 2026; 7 p.m.

Motion to Adjourn at 8:06 p.m. made by Lou Napoli; seconded by Bill Oldham. All in favor; motion carried.

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. This includes any common or limited common property at Casa Del Sol which includes parking lots and the canal side 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.

• Gasoline Storage – Please do not store gasoline on CDS property.

• For everyone's safety, please no ball playing or scootering 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.

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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.

- Please - call in emergencies! There is 24-7-365 live answering service (emails are not monitored in this manner).

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