

CASA DEL SOL | BOARD OF DIRECTORS MEETING via Zoom

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

June 17, 2026

Casa del Sol Board Meeting – June 17, 2026 Minutes

Call to Order: 7:06 p.m.

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

Board Members Absent: Bill Oldham

No owners present

Approval of the minutes of the CDS Board Meeting – May 21, 2026:

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

CDS Financial Report

Assets

Cash

10-1011-00 Taylor Bank Operating - 3901 \$132,050.58
10-1076-00 Charles Schwab Treasury MM 268,097.64
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 1375.00
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 and Cash Equivalents : \$1,156,523.22

Current Assets

13-1310-00 Assessments Receivable 7,433.50
13-1311-00 Accrued Interest Receivable 9,329.43
13-1610-00 Prepaid Insurance 102,870.08
13-1620-00 Prepaid Taxes 9,585.00

Total Current Assets: \$129,218.01

Total Assets: 1,285,741.23

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Liabilities & Equity

Liabilities

30-3310-00 Prepaid Owner Assessments 12,265.00
30-3330-00 Deferred Repl Fund Activity 901,939.06
30-3410-00 Income Tax Payable 57.00

Total Liabilities: \$914,261.06

Reserves & Equity

50-5010-00 General Reserves 121,902.43
50-5510-00 Prior Years Net Income/(Loss} 84,697.35
50-5520-00 Retained Earnings-Unappropriat 103,081.60

Total Reserves & Equity: \$309,681.38

Net Income Gain / Loss \$61,798.79

Schedule of CD's

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	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 (Schwab - 1088)	4.3%	06/09/2026	05/29/2025	129,000
CD	State Bank (1090)	3.75%	09/25/2030	09/25/2025	150,000

Wells Fargo June 9 moved to treasury money market

General Ledger Trial Balance

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04/01/2026 - 1,344.00	Fire Pro	Chk # 5131
04/01/2026 - 5,900.00	Pigg, Krah, Stern & Co.	Chk # 5132
04/01/2026 - 1,278.92	Mann Properties, Inc.-Management Module	Chk # 0
04/10/2026 - 90.00	Town Of Ocean City	Chk # 5133
04/15/2026 - 2,500.00	Ben's Marine Construction	Chk # 5134
04/15/2026 - 72.00	Brasure'S Pest Control	Chk # 5135
04/15/2026 - 324.00	Brasure'S Pest Control	Chk # 5135
04/15/2026 - 612.00	Brasure'S Pest Control	Chk # 5135
04/15/2026 - 68.88	Mann Properties, Inc.	Chk # 5136
04/17/2026 - 68.88 -	(Reversal) Mann Properties, Inc.	Chk # 5136
04/30/2026 - 75.00	Town Of Ocean City	Chk # 5137
05/01/2026 - 2,800.00	Ben's Marine Construction	Chk # 5138
05/01/2026 - 204.17	Fire Pro	Chk # 5139
05/01/2026 - 3,153.00	Raintree Services, Inc	Chk # 5140
05/01/2026 - 2,185.00	Joseph Pasqualine, III	Chk # 5141
05/01/2026 - 1,995.00	Mann Properties, Inc.-Management Module	Chk # 0
05/04/2026 - 147.03	Delmarva Power	Chk # 5142
05/04/2026 - 45.28	Delmarva Power	Chk # 5142
05/04/2026 - 180.14	Delmarva Power	Chk # 5142
05/15/2026 - 400.00	Robin Sheare	Chk # 5143

Two units are currently two months behind in assessments; certified letters have been sent. \$7433.50 is owed.

BUSINESS OF THE CONDOMINIUM

New Business

Board Vacancy - Appointment of Dave Papura, Unit 662 to board of directors until April, 2027 was made by Adele Bradley; seconded by Tom Bell. All in favor, motion carried.

Boardwalk - Cracked boards between units 640 and 642 need to be replaced. A walk through on June 30 will identify other boards for replacement. Bob Surrette was asked to bring his marker.

700 Building - A dragging gate at the east end of 700 building needs to be adjusted. Joe will be contacted to fix the gate.

Finger Pier Renovation - Meeting with Roland E. Holland – June 30 at 9:00 a.m. to discuss renovations.

Board will meet in front of Unit 614.

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Old Business

Dirt cleanup & Fence 600 Building - Fence replacement at the 600 building requires a higher fence behind the trash can. This may incur a higher cost which will exceed what the City is willing to spend. The City will figure out what Casa Del Sol's share will be, if any, in replacing the fence. Joe will continue to remove the weeds in that area. When fence is installed, netting and river rock will be installed.

Woody Vickers (maintenance department in O.C.) is coming this week to look at the area.

Finger Pier Renovation - Stacy Hart has withdrawn her proposal.

Storm door – Unit 670 & 672 Igor was asked to contact Chris Woodley to ascertain the status of his research with the bylaws and Maryland Condominium Law regarding replacement of storm doors. Based on his findings Chris will be asked to send a letter to the owners and their attorney.

Bait Fish Light - During a recent night walk through it was reported that a green baitfish light had been noticed in a boat slip in the 600 building. It seems the electric to operate the light was coming from the one of the Units with an extension cord crossing the boardwalk and plugged into the light. This type of accessory has to be approved by the Port of Wardens and must be plugged into a certified waterproof outlet on the dock.

OWNERS SHOULD KNOW THAT THE BOAT SLIPS, FINGER PIERS AND BOARDWALK ARE COMMON PROPERTY AND THAT ANY INSTALLATION IN, ON AND AROUND COMMON PROPERTY MUST BE APPROVED BY THE BOARD OF DIRECTORS. NO ELECTRICAL CORDS ARE TO BE DRAPPED ACROSS THE BOARDWALK FOR ANY REASON AS THIS IS AN INSURANCE LIABILITY. ANYONE USING THIS TYPE OF APPARATUS WILL BE NOTIFIED BY MANN PROPERTIES TO REMOVE IMMEDIATELY.

Next CDS Board Meeting: July 22, 2026; 7 p.m.

Motion to Adjourn made by Lou Napoli; seconded by Bob Surette. All in favor motion carried.

REMINDERS

Dear Homeowners,

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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 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.

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.