

Casa Del Sol
Board of Directors Meeting Minutes
May 21st, 2005

Frank Dean called the meeting to order at 8:35 a.m. in the Bayside Princess conference room, Ocean City, MD.

Attendees:

Frank Dean, Gene Miesse, Louie Napoli, Marci LaRue, Bob Siskind, George Hanks, Margie Rus (Mann Properties) and Buck Mann (Mann Properties).

Board members absent:

Anne Giannelli

Reading and approval of the 4/18/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 4/18/2005 board meeting was made by George Hanks and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Margie Rus (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking - \$1,423, Savings – \$128,105 & A/R - \$7,629.

Motion:

A motion to accept the Financials as reported was made by Gene Miesse and seconded.

The motion passed unanimously.

Canal Side Repairs/Maintenance Project:

1. Project Status - Frank Dean

Frank reported that major rot is still being uncovered as the project continues. There are only 15 units remaining to be completed and the project is still under budget. Walt Smelter (C/W Building Services) predicts he will complete the project by the end of August 2005. Based on our current spend rate and Receivables balance Frank doesn't believe we will need to borrow any money to complete the project.

Roof Recommendation:

Frank polled the board to see what the recommendation to the membership should be. The board supported the Pitched Roof design prepared by 4th Street Design.

Meeting Adjourned by President Frank Dean:

The meeting was adjourned at 9:00 a.m. to allow the start of the 2005 Casa Del Sol Annual Membership Meeting. The meeting is to be reconvened at a later time after the conclusion of the Annual Meeting.

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Meeting Reconvened by President Frank Dean:

The meeting was reconvened On Sunday May 22nd, 2005 at 9:00 a.m. in Frank Dean's Ocean City, MD condominium.

Attendees:

Frank Dean, Gene Miesse, Louie Napoli, Marci LaRue, Bob Siskind, George Hanks and new board member Joe Sheare.

Board members absent:

None

Election of Officers:

Motion:

A motion to keep the same officers was made by George Hanks and seconded.

The motion passed unanimously.

Officers are: President – Frank Dean, Vice President – Louie Napoli, Secretary – Gene Miesse and Treasurer – Bob Siskind.

Owner Requests – Margie Rus:

None

Old Business:

1. Animal proofing and Chase Repair – Margie Rus (Mann Properties):

Unit owners are still reporting raccoon entry. In one instance Marci LaRue said the unit owner told her that they were trashing her unit. Bob Siskind offered to go under the units and do a spot check of the animal proofing and report back to the board.

2. Dumpster Signs – Margie Rus (Mann Properties):

Not Installed as of 5/21/05.

3. Winterization Procedures – Louie Napoli & Bob Siskind:

Procedure didn't make it for the Annual Meeting as planned.

4. 700 Building Storage Shed:

The board discussed this issue in detail. The estimated \$1,465.00 to unload the doors and windows, have the unit moved and put the materials back into the unit is not the only issue. Access to the rear decks of the 600 Building large enough to move materials through is only on the west end. With all of the materials, trailers and equipment already taking up space it was agreed that leaving the storage shed where it is was the most reasonable solution for the time being. The board fully realizes that everyone has been inconvenienced in one way or another during this project, but the project is drawing to a close and we will have all been better off for it.

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New Business:

1. Deck Stain:

Several owners have asked about having their new decks stained. Frank said he thought the treated wood should cure at least one year before applying any stain or sealer.

2. Termites in 770 Building:

Frank Dean reported that the new owners of Unit # 770B told him that the pre-purchase inspection found active termites in the unit. Frank will contact Mann Properties and request that the termite service investigate the problem.

3. Insurance:

Bob Siskind and George Hanks volunteered to investigate the insurance issues relative to the Maryland Condominium law and the association By-Laws.

4. Audit:

Frank Dean received a copy of the 2004 Audit on Friday prior to the Annual Meeting and only had a chance to give it a cursory review. Frank said there were some obvious errors and that he would review the report in detail and contact the audit firm.

Committee Reports:

None.

Next Board Meeting:

Not Scheduled

Adjournment:

Frank Dean adjourned the meeting at 10:30 a.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors Secretary