

Casa Del Sol

Board of Directors Meeting Minutes

July 13th, 2005

Casa Del Sol Webpage: <http://www.casadelosol-ocmd.com/>

Frank Dean called the meeting to order at 8:05 p.m. via telephone conference.

Attendees:

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

Board members absent:

Louie Napoli,

Reading and approval of the 6/15/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 6/15/2005 board meeting was made by Bob Siskind and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Buck Mann (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking - \$21,605, Savings - \$74,385 & A/R - \$26,256.58.

Canal Side Repairs/Maintenance Project:

1. Project Status - Frank Dean:

Frank Dean reported that the project was still moving along smoothly. Only 8 units are left and an August completion is still hopeful providing the amount of rot uncovered isn't excessive. Since we did not take out a loan for this project, *cash flow will be close through October* when we will receive our last \$1,000 quarterly fee.

2. Window & Door reimbursements – Frank Dean:

Window & Door reimbursements were completed for the following units:

#640 (Belles) \$2,812.50
#648 (Kinelski) \$1,000.00
#642 (Greig) \$1,000.00
#638 (Nichol) \$1,000.00

There are currently no outstanding reimbursements.

Roof/AC Recommendation:

Frank Dean discussed the meeting held on Thursday June 30th, 2005 at 770A 94th Street (Frank Dean's Unit). Frank, Marci LaRue, Gene Miesse, Walt Smelter (C/W Building Services) and Thomas Rathfon (National HVAC Service) were in attendance. The purpose of the meeting was to:

A. Finalize the Air Conditioning/Heat Pump options that will be offered to the owners.

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Tom Rathfon (National HVAC Service) suggested that the options be based upon the unit owner's intended usage of their unit. Tom suggested that Summer/ Weekend usage be one recommendation while 3 Season/ Fulltime with temporary setback be a different recommendation. Frank requested that Tom work up a proposal based on this suggestion. A copy of the proposal was given to all board members for review. The board is in agreement with Tom's proposal. It should be noted however, that if a unit owner wants to have a contractor of his choice relocate the compressor from the roof **ALL** costs associated with the move would be the responsibility of the unit owner and that the project **CAN NOT** be stopped to wait on the unit owner's contractor. Additionally, if a unit owner fails or refuses to select one of the options or fails to contract the work himself the compressor unit will be disconnected and placed in the unit's carport.

B. Finalize the positioning and access requirements for the air exchange unit.

The new air exchange units will be placed into the newly opened attic space and be connected to the existing ductwork using fiberglass ductboard. Access for maintenance of the air exchange unit will be provided from inside the unit. Walt Smelter (C/W Building Services) will make some test drillings in Frank Dean's unit to determine exactly where the opening will be located. The project will only provide the opening; the owners will provide any stairs or ladders to use the access. The board is in agreement with this plan.

C. Discuss project timing.

Walt would like to start the 770 Building in December 2005. He would then start the 600 Building as soon as weather permits (January, February 2006) and work straight through to completion sometime in June 2006. This resolves the issue of getting the job done sooner for those that have been asking, why can't it be done sooner? But it presents a new issue to resolve how do we get the money sooner. The board is in agreement with the improved timing.

D. Discuss project financing.

Frank Dean will meet with Gail Phillips (Peninsula bank) to explore funding options. Frank advised that he was seeking a \$750,000.00 interest only balloon line of credit.

Engineering drawings to satisfy Ocean City building permit requirements and to provide C/W Building Services & National HVAC Service technical drawings to use in the construction phases will be supplied by 4th Street Design at a cost not to exceed \$25,000.00.

Motion:

A motion to approve 4th Street design to prepare technical drawings at a cost not to exceed \$25,000.00 was made by Gene Miesse and seconded.

The motion passed unanimously.

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Frank Dean will notify 4th Street Design of the approval and request that work begin on the technical drawings.

Excess assessment funds from prior years can be used for this capital improvement project.

Motion:

A motion to transfer the entire excess assessment fund to the operating account was made by Gene Miesse and Seconded.

The motion passed unanimously.

Buck Mann (Mann Properties) will have the necessary bookkeeping entries made.

Owner Requests – Frank Dean:

1. UNIT #628 (Karvey), Canal side 3rd floor balcony

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Gene Miesse and seconded.

The motion passed unanimously.

Buck Mann (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

2. UNIT #628 (Karvey), Street side 3rd floor windows and 2nd floor sliders.

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Gene Miesse and seconded.

The motion passed unanimously.

Buck Mann (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

3. UNIT #628 (Karvey), Boat Lift.

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Gene Miesse and seconded. In discussion it was determined that changes to a finger pier (common element) were required and that no drawings had been submitted.

The motion failed.

Buck Mann (Mann Properties) will notify the unit owner(s) of the board's action and advise them of the requirement to produce drawings and full explanation of the changes when common elements are involved.

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4. UNIT #626 (Hanlon), Canal side 3rd floor balcony

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for change/alteration/improvement was made by Joe Sheare and seconded.

The motion passed unanimously.

Buck Mann (Mann Properties) will notify the unit owner(s) of the board's action and send them a copy of the CDS Condominium Association change/alteration/improvement form for their approval and return to Mann Properties.

Old Business:

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

Nothing reported.

2. 770B Termites

Three exterminating companies have examined the 770 building for termites and have found NO active termites. Old tunnels in the skirting below the deck were found and reported but that's all.

3. Unit 614 Winter Damage Insurance Coverage

The association insurance claims adjuster had the electric bills pulled for Unit #614 and they are consistent with no heat being on during the period. The association insurance company has refused to pay the claim.

New Business:

Owner complaint about Unit #718

Tom Chmiola (Unit #716) Reported in 2 e-mails dated 7/4/05 and 7/5/05 that he and his guest had been awakened between the hours of 12:00 a.m. and 2:00 a.m. by loud noise emanating from Unit #718. Additionally he was concerned for his safety, the safety of others and his property, given their (owner and renters) complete disregard for the Association's rules and regulations.

Motion:

A motion to send a warning letter to Unit #718 (Martin) regarding the disturbance and advising that a reoccurrence of this behavior will result in fines being levied was made by George Hanks and seconded.

The motion passed unanimously.

Buck Mann (Mann Properties) will prepare and send the warning letter.

Committee Reports:

None reported.

Next Board Meeting:

August 8, 2005, 8:00 pm via conference call

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Adjournment:

On a motion to adjourn by Joe Sheare, Frank Dean adjourned the meeting at 9:00 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors - Secretary