

Casa Del Sol

Board of Directors Meeting Minutes

August 8th, 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, Louie Napoli, George Hanks, and Buck Mann (Mann Properties).

Board members absent:

None.

Reading and approval of the 7/13/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 7/13/2005 board meeting was made by Joe Sheare 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 - \$29,190, Savings – \$79,467 & A/R - \$1,078.

Canal Side Repairs/Maintenance Project:

1. Project Status - Frank Dean:

Frank Dean reported that the project has been slowed recently due to the number of 3rd floor balconies being constructed. From a cash flow perspective that's a good thing. Four of the last eight units have been started and to-date the amount of rot seems to be less than in previous units. Because of all the 3rd floor balconies an August completion is not likely. Frank reported that when the Canal Side is completed CW Building Services would begin working on owner requests for windows and sliders on the street side. What impact, if any, on starting the Roof Project on the 770 Building in December is an unknown.

2. Window & Door reimbursements – Frank Dean:

Window reimbursements in the amount of \$1,000.00 are approved for the following units:

#636 (McDonald), #634 (Conley), #632 (Donoma Development) and #630 (Smerechenski).

There are currently no other outstanding reimbursements.

Buck Mann (Mann Properties) will issue checks this week.

Roof & AC Project

National HVAC:

1. Owners that have contacted National HVAC for service have reported that the service has been prompt and reasonably priced.

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2. Several owners contacted by board members regarding the special meeting were confused about the air conditioning selections included in the materials they received. The A/C selection data was provided for "information only" but since it had a place for initials some owners thought a decision had to be made and sent back with the proxy.

4th Street Design Proposal:

We have not received the proposal Peter was to prepare and Frank Dean has not had an opportunity follow-up to-date.

C/W Building Services:

Frank Dean has requested a cash requirement for major expenses from Walt Smelter (C/W Building Services) so that he can provide the Bank with our cash needs for the loan application.

Special Meeting phone calls:

1. The Board of Directors is attempting to call all owners to urge them to get their proxy's returned, even if they are planning to attend the September 11th Special Meeting, so that we can start loan process as soon as possible.

Owner Requests – Frank Dean:

1. UNIT #630 (Smerechenski), Street Side Windows and Slider

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.

2. UNIT #678 (Bradley), 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 #622 (Giannelli), Street side 3rd floor windows and 2nd floor sliders.

Motion:

Casa Del Sol

Board of Directors Meeting Minutes

August 8th, 2005

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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 Bob Siskind 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:

None to report.

New Business:

1. Casa Del Sol Rules Violation Procedure:

Board members had not had the opportunity to review the form and procedure. Some members didn't receive the e-mail. The form and procedure were e-mailed again to all board members prior to the close of the meeting.

2. County assessment for boat slips:

Buck Mann (Mann Properties) was directed to respond to the county advising that the slips and dock were not deeded and therefore should not be assessed and taxed.

3. House Numbers on the Canal Side of the units:

Motion:

A motion to approve the application of either painted or plastic Unit Numbers under the deck light on the canal side of each unit was made by Joe Sheare and seconded.

The motion passed unanimously.

Buck Mann (Mann Properties) will contract to have the work done.

4. Website email attention:

Joe Sheare reported that there were e-mail messages for the Board of Directors on the website that had not been acted upon for 2 or 3 weeks. Frank requested that along with Joe's responsibility to monitor website requests he also review the messages and forward them to appropriate individuals on a routine basis. Joe agreed.

Committee Reports:

None reported.

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Next Board Meeting:

September 14th, 2005, 8:00 pm via conference call

Adjournment:

On a motion to adjourn by Joe Sheare, Frank Dean adjourned the meeting at 9:21 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors - Secretary