

**Casa Del Sol**  
**Board of Directors Meeting Minutes**  
**September 14<sup>th</sup>, 2005**

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

**Frank Dean called the meeting to order at 8:02 p.m. via telephone conference.**

**Attendees:**

Frank Dean, Gene Miesse, Bob Siskind, Joe Sheare, Louie Napoli, and Buck Mann (Mann Properties).

**Board members absent:**

Marci LaRue & George Hanks

**Reading and approval of the 8/8/2005 CDS Board meeting minutes:**

**Motion:**

A motion to waive reading and approve the minutes from the 8/8/2005 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 - \$14,113, Savings – \$44,598 & A/R - \$10.

Note: Early payments of \$24,700 are reflected in the totals.

**Canal Side Repairs/Maintenance Project:**

**1. Project Status - Frank Dean:**

Last 4 units underway. No major problems foreseen.

**2. Window & Door reimbursements – Frank Dean:**

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

#622 (Giannelli)

#626 (Hanlon)

#628 (Karvey).

There are currently no other outstanding reimbursements.

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

**Roof & AC Project**

**International HVAC:**

Buck Mann (Mann Properties) to send out A/C proposal again with request that owners return their selections promptly.

# Casa Del Sol

## Board of Directors Meeting Minutes

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#### **4<sup>th</sup> Street Design Proposal:**

Frank Dean reported that 4<sup>th</sup> Street Design has completed and delivered the plans to Mann Properties that are required to obtain the necessary building permits from Ocean City.

#### **C/W Building Services:**

Frank Dean reported that he would advise Walt Smelter (C/W Building Services) that Mann Properties has the completed plans and that Walt should begin the permit process with Ocean City as soon as possible.

#### **Special meeting held 9/11/05:**

A special meeting was held September 11<sup>th</sup> for the purpose of approving the board of directors request to pursue a bank loan to fund the roof project. There were 15 to 20 owners in attendance. The vote, including proxies, was 51 for, none against and no abstentions. Buck Mann (Mann Properties) recorded the minutes for the meeting.

##### **Motion:**

A motion to approve the minutes from the special meeting was made by Joe Sheare and seconded.

##### **The motion passed unanimously.**

A copy of the special meeting minutes is attached to these minutes. Approval of the minutes by the membership will take place at the next scheduled meeting of the membership.

#### **Rebate for early payment of special assessment:**

##### **Motion:**

A motion to offer a \$500.00 rebate to those owners that prepay the special assessment by 12/15/05 was made by Gene Miesse and seconded.

##### **The motion passed unanimously.**

#### **Owner Requests – Frank Dean:**

1. Units #654, #644, #656, #672, #770B have requested to have their Street side windows replaced.

##### **Motion:**

A motion to approve the replacement of the street side windows for the units was made by Louie Napoli and seconded.

##### **The motion passed unanimously.**

2. Units #656, #672, #770B, #652, #658 have requested to have their street side sliders replaced.

##### **Motion:**

A motion to approve the replacement of the street side sliders for the units was made by Louie Napoli and seconded.

##### **The motion passed unanimously.**

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**Old Business:**

The raccoons are back!!! See new business for work weekend details.

Roof repairs have been completed on units #706, #708, and #710 by Pottinger & Raintree.

**New Business:**

Joe Sheare recommended that the membership list be posted on the website. Details to be worked out later.

A Work Weekend has been scheduled for October 22<sup>nd</sup>, 2005. The primary purpose is to complete the sealing of the plumbing chase in all units to prevent varmint intrusion. All members are invited to attend.

**Committee Reports:**

None reported.

**Next Board Meeting:**

October 12<sup>th</sup>, 2005, 8:00 pm via conference call

**Adjournment:**

Frank Dean adjourned the meeting at 8:58 p.m.

**Prepared by:**

C. E. "Gene" Miesse

Casa Del Sol Board of Directors - Secretary