

Casa Del Sol
Board of Directors Meeting Minutes
October 12th, 2005

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

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

Attendees:

Frank Dean, Gene Miesse, Bob Siskind, Louie Napoli, Joe Sheare, George Hanks, Marci LaRue and Igor Conev (Mann Properties). John & Marcia Foulkes.

Board members absent:

Reading and approval of the 9/14/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 9/14/2005 board meeting was made by Marci 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 - \$4,181.45, Savings - \$28,636.59 & A/R - \$38,067.47.

Canal Side Repairs/Maintenance Project:

1. Project Status - Frank Dean:

600 Building completed. Walt is correcting the 3rd floor deck on the 770 Building to conform to all other units.

Owners of the two end units (#614 Cantagallo & #680 Cook) of the 600 building have requested that their decks be extended to cover where the stairways were removed. Frank requested Walt Smelter (C/W Building Services) to provide a quote. Walt advised Frank that the original deck used 2"x6" joists which do not meet Ocean City code requirements and that the entire deck would have to be re-constructed to bring it up to code. The cost would be approximately \$4,500.00. Since the decks were originally installed and paid for by the unit owners the board doesn't see any obligation for the membership to pay for the re-construction costs.

2. Window & Door reimbursements – Frank Dean:

Motion:

A motion for;
Window reimbursements in the amount of \$1,000.00 for the following units:
#614 (Cantagallo),
#616 (Ohara),
#618 (Bogarde),
#620 (Smith),

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Door reimbursements in the amount of \$1,500.00 for the following units:
#618 (Bogarde),

was made by Bob Siskind and seconded.

The motion passed unanimously.

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

Roof & AC Project

International HVAC:

Prices have held consistent. 50% of the membership has not sent back the election form sent September

4th Street Design Proposal:

Designs have been prepared and delivered.

C/W Building Services:

Walt met with the city today (October 12, 2005) and no problems were evident at this first meeting.

Bank:

The letter from the attorney is suppose to be done tomorrow and then all paperwork can be forwarded to the bank for processing

Owner Requests – Frank Dean:

1. Units #648 Street Side slider & windows replaced.

Motion:

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

The motion passed unanimously.

Old Business:

New Business:

A problem with replacing Street Side windows and doors has come to light. Using the existing siding is not possible do to differences in the design of the new doors and windows. Several alternatives were discussed but no clean solution could be found. The item was tabled until more information is available.

Committee Reports:

None reported.

Next Board Meeting:

November 9th, 2005, 8:00 pm via conference call.

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Adjournment:

Frank Dean adjourned the meeting at 8:57 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors - Secretary