

Casa Del Sol
Board of Directors Meeting Minutes
November 22nd, 2005

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

Frank Dean called the meeting to order at 8:03 p.m. via telephone conference.

Attendees:

Frank Dean, Gene Miesse, Bob Siskind, Louie Napoli, George Hanks, Marci LaRue and Igor Conev (Mann Properties).

Board members absent:

Joe Sheare

Reading and approval of the 10/12/2005 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 10/12/2005 board meeting was made by Bob Siskind and seconded.

The motion passed unanimously.

Review of Financial Results:

Frank Dean covered the financials provided by Igor Conev (Mann Properties) which confirmed the Checking, Savings and Accounts Receivable account balances: Checking - \$17,654.90, Savings - \$28,660.91 & A/R - \$1,509.72.

Canal Side Repairs/Maintenance Project:

Project Status - Frank Dean:

Project is completed. Frank will prepare a project summary report for distribution to the membership after the holidays.

Roof & AC Project

International HVAC:

International HVAC has received all contracts with an approximate value of \$198,000.00.

4th Street Design Proposal:

All work required by the architectural firm has been completed. Frank Dean noted that by contracting with 4th Street Design on a time and charges basis we saved nearly \$12,000.00 with only a minor increase in time to complete.

C/W Building Services:

Walt is still working with OC, MD Fire Marshall on firewall issues, but does not expect anything to delay starting the 770 Building work on December 15th. The trusses for 770 building roof will be delivered week after next. Four skids of plywood have already been ordered.

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Bank:

We have acquired a Draw Down loan w/quarterly payments. This gives the association the flexibility draw from the bank, as expenses are incurred, while only accumulating interest on the amount drawn. The loan will come due in September of 2006.

Owner Requests:

None reported.

Old Business:

None reported.

New Business:

Bob Siskind brought to the board's attention that a policy regarding owner responsibility for winter damage caused by improper winterization should be sent to the membership.

Motion:

A motion to send a certified letter to all members advising them that they are responsible for any and all damages caused by negligent winterization of their respective units was made by Bob Siskind and seconded.

The motion passed unanimously.

Bob will draft a letter advising the membership of their responsibility. He will include a copy of the winterization document handed out at the annual meeting and include the names of three plumbers used by Mann Properties for those unit owners that wish to contract for the winterization work. Igor Conev (Mann Properties) will send Bob the names of the plumbers.

Committee Reports:

None reported.

Next Board Meeting:

December 14th, 2005, 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 8:47 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary