

Casa Del Sol
Board of Directors Meeting Minutes
April 12th, 2006

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

Frank Dean called the meeting to order at 8:09 p.m. via telephone conference.

Attendees:

Frank Dean, Gene Miesse, Joe Sheare, Louie Napoli, George Hanks and Igor Conev (Mann Properties)

Board members absent:

Bob Siskind & Marci LaRue

Reading and approval of the 3/15/2006 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 3/15/2006 board meeting was made by George Hanks 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 - \$20,017.02, Savings - \$28,779.67.25 & A/R - \$16,310.00+.

Roof & AC Project

National HVAC:

Installation of the Heating & Air Conditioning units seems to be falling behind schedule. Poor communications and lot's of finger pointing prompted Frank Dean to set up a meeting. The meeting is scheduled for Thursday April 13th, 2006 in OC, MD with Walt Smelter (C/W Building Services) and Tom Rathfon (National HVAC).

4th Street Design:

Peter Miller (4th Street Design) has prepared a plan using the Hardy Board shake shingle material for the fronts of the units. Walt Smelter (C/W Building Services) has reviewed and approved the plan.

C/W Building Services:

Walt Smelter (C/W Building Services) has advised that the dormers will be completed on the 600 Building this week and shingling will also be completed by weeks end. Walt plans to complete installation of siding on the ends of the units next week. Work will then begin on the 700 Building with a scheduled completion date of May 20th.

Bank Loan:

Nothing to report this period.

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Owner Requests:

Unit 770 B request to replace front Storm Door:

Motion:

A motion to approve the request, pending receipt of the owner's approval of the Casa Del Sol Condominium Association requirements for changes/alterations/improvements was made by George Hanks and seconded.

The motion passed unanimously.

Igor Conev (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.

Unit 770 B request to replace existing house numbers with a different style:

Motion:

A motion to approve the replacement of the existing house numbers with a different style was made by George Hanks and seconded. In discussion it was decided that the owners should wait until the association has decided what to do about renovations to the fronts of the units.

The motion failed to pass.

Annual Meeting:

New Owners Meeting Agenda approved as corrected.

Annual Meeting Agenda approved as corrected.

Custodial Contract:

Tabled.

Old Business:

Canal Side Project Final Report:

The report as presented by Frank Dean was approved by the board.

Motion:

A motion to attach the Final Report to these meeting minutes was made by George Hanks and seconded.

The motion passed unanimously.

New Business:

As was done last year, the board members will call all owners to remind them of the importance of attending the Annual Meeting and inviting them to participate in the social activity after the meeting where they can get to know their neighbors.

Committee Reports:

No reports this meeting

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Next Board Meeting:

Wednesday May 10th, 2006, 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 8:59 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary

Canal Side Renovation Final Report

At the annual CDS meeting in May 2001, it was presented to the membership that the rear of the building was in need of major repair. This was determined by a local engineering company doing our capital reserve replacement study.

Approximately fifteen years after the units were constructed, vinyl siding was placed over the original T-1-11 wood siding. This was done without placing any vapor barrier over the wood siding. The joints of the vinyl siding were never caulked. This permitted water infiltration into the original siding and because of water collecting inside caused termite infestation.

Second floor rear balconies had been attached to the building using a non pressure treated ledger board nailed to the building under the door as well as a cantilever at the ends of each unit. Over the years water had leaked into this wood, causing the ledger boards, cantilevers, and in many cases, the sub flooring inside the units to rot creating a major safety issue.

Frames and headers around the second and first floor doors were rotted in the majority of cases. Windows on the third floor had extensive rot underneath them from years of not being caulked in place.

The board recommended to the membership that the 770 building be used as test to determine the exact extent of the damage and determine the approximate budget to repair all units in the future.

The major objectives were:

1. Safety of unit owners using second floor rear balconies
2. Enhance property value.
3. Cost saving by doing the entire condo association versus each unit owner doing their own.
4. Create a seamless coving on the walls to totally eliminate water infiltration.

The project began in January, 2002 on the 770 building. Four units were completed. The costs per unit were projected at \$12,000 including the price of the windows and doors. This information along with visuals was presented at the annual meeting in May, 2002.

It was determined by the board that the project would continue and \$1,000 per quarter would be added to the condo fees for three years to fund the project to completion.

Average cost	770 building	\$11,000.
Average cost	700 building	\$11,800.
Units 680-658	600 building	\$12,000.
Units 660-614	600 building	\$14,100.
Average cost per unit over 4-year period		\$12,400.

Expenses incurred but not projected in the original costs:

A. Six third floor retrofit decks @ \$3,000. Per unit	\$18,000.
B. Two third floor takedowns and rebuilds @ \$3,500. takedown and \$5,000. Per rebuild	\$7,000 \$10,000.
C. Per unit permits for 600 building	\$10,000.
D. Independent engineering report and oversight	\$12,000

Total of \$57,000. unforeseen costs. All costs were absorbed by using funds from the operational budget.

We were able to save considerably by purchasing doors and windows in large quantities and storing them on CDS property until needed. The savings were about 30% on the price of windows, doors, vinyl siding and deck lumber.

We still have eight windows and one door left over; not realizing twenty units would add third floor balconies. Value is \$5,500.

Each building presented its own unique problems.

770 had extensive rotten wood and termite damage. The entire exterior was replaced. However, only one first floor and one second floor sub floor needed to be replaced to the first inside joist.

The 700 building had extensive rotten wood in the corner of the offsets. Window and door replacement was similar to the 770 building. Extensive floor replacement was not needed.

The 600 building had more rotten wood than either of the other two. Major damage to first and second floors were found and replaced. As the project moved up the street, the damage got worse. A couple units had flooring and sub structure to the pilings replaced, which serve as the building footer.

All buildings had major damage to the separation walls and second floor balconies. A third floor window just fell out when siding was removed.

The BOD had requested from the membership that a loan be approved to expedite the project. This loan was never activated.

The overall consensus is that all objectives were met, and given the unknowns that were encountered, costs were contained to the best of our ability.

There will not be any additional costs to the membership for this project. Most costs were absorbed by annual condo fees and reserves.