

**Casa Del Sol**  
**Board of Directors Meeting Minutes**  
**June 14<sup>th</sup>, 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, Marci LaRue, Bob Siskind, Tom Bell and Igor Conev (Mann Properties)

**Board members absent:**

Joe Sheare, Louie Napoli

**Reading and approval of the 5/10/2006 CDS Board meeting minutes:**

**Motion:**

A motion to waive reading and approve the minutes from the 5/10/2006 board meeting was made by Marci 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 - \$41,130.38, Savings - \$28,827.78 & A/R - \$898.00.

**Election of Officers for 2006/2007:**

**Motion:**

A motion to elect Frank Dean as President, Louie Napoli as Vice President and Gene Miesse as Secretary/Treasure was made by Marci LaRue and seconded.

**The motion passed unanimously.**

**Roof & AC Project**

**National HVAC:**

All Heat Pump/Air Conditioning work for the 600 Building is completed. All Freon Lines have been pulled and Compressors set for the 700 Building. Work will resume once the building is under roof.

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

Nothing reported this period.

**C/W Building Services:**

The leveling framework is completed on 700 Building. The crane used to lift the trusses onto the roof is now scheduled for Monday June 19<sup>th</sup> (WEATHER PERMITTING). Walt Smelter (C/W Building Services) expects to have the trusses set in 2 days if the weather holds.

**Bank Loan:**

Current loan amount equals \$360,000.00.

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#### Rules Violations:

##### **Unit 718 (Martin)**

On May 26<sup>th</sup> & 27<sup>th</sup> obnoxious behavior and excessive noise was emanating from Unit 718 in the early morning hours (2 to 3 a.m.). Occupants of Unit 716 (Foulkes) requested the 718 occupants to be quiet but were ignored. On June 10<sup>th</sup> trash (beer bottles, bait, paper waste, etc.), was strewn about Unit 718 and was blowing onto Unit 716's deck. Pictures were provided along with a properly completed Rules Violation Notice.

##### **Motion:**

A motion to fine Unit 718 \$750.00 for rules violations was made by Gene Miesse and seconded by Tom Bell.

**The motion passed unanimously.**

#### Owner Requests:

##### **Unit 736 (Dolan):**

Construction issues:

1. Trash pickup impeded due to construction materials and equipment.
2. Parking availability.
3. Delivery of goods to units.
4. Unit owners placing large items such as mattresses & grilles out for pickup but not calling for large item pickup.

Frank Dean discussed these issues with Barbara Dolan. Frank has since contacted the trash removal drivers and has an agreement for the receptacles to be placed on the sidewalk for pickup. Frank explained the necessity of blocking access to the lot for liability and loss of work when cars are not moved. The issue of owners placing large items out for pickup and not calling for special pickup was addressed at the annual meeting. Everyone was advised that if this situation occurs they are to notify Mann Properties and they will schedule pickup and the association will be billed, i.e., you pickup the tab for your neighbors indiscretions.

##### **Unit 726 (Russell):**

Requested that the trusses and building materials be moved to the Super Fresh parking lot and brought back as needed.

Frank Dean advised Mr. Russell that getting approval from Super Fresh and moving the materials back and forth would be to time consuming and costly for the association not to mention the liability issues with having vehicles in the parking lot.

##### **Unit 634 (Connoly):**

Ball playing, skate boarding, etc. in the parking lot is a potential hazard to parked vehicles. Requested that signs be erected advising that Ball Playing, skate boarding, etc. was not allowed.

##### **Motion:**

A motion to have signs placed on the 3 concrete walls in the 600 Building and the 2 walls in the 700 Building was made by Tom Bell. The signs will read; "NO Ball Playing, Rollerblading or Skateboarding.

**The motion passed unanimously.**

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#### **Custodial Contract:**

Marci will try and setup a meeting with contractors next week. Tom Bell will try to attend if his work schedule permits.

#### **Old Business:**

##### **Motion:**

A motion to approve the winterization procedure as presented and amended at the annual meeting (May 13<sup>th</sup>, 2006) was made by Bob Siskind and seconded.

**The motion passed unanimously.**

#### **New Business:**

##### **Pine tree removal:**

Maintenance (pruning and cleanup) of the pine trees is excessive. In addition, damage to the macadam is being caused by the tree roots. Complaints of tree sap on cars and excessive dirt due to needles and pine cones which in some cases has actually plugged drains,

##### **Motion:**

A motion to have the Pine trees removed from 600 and 700 Buildings was made by Tom Bell and seconded.

**The motion passed unanimously.**

#### **Committee Reports:**

Committee organization:

1. Custodial Needs, Compliance Issues & Rules & Regulations.
  - Marci LaRue - Chair
  - Anne Giannelli
  - Tom Bell
2. Web Site Communications.
  - Joe Sheare – Chair
  - Robin Sheare
  - Gene Miesse
3. Insurance:
  - Louie Napoli – Chair
  - Karen Napoli
  - Joe Shearer
4. Lean Process.
  - Gene Miesse – Chair
  - Bob Siskind
5. New Front Facade proposal.
  - Frank Dean – Chair
  - Bob Siskind
  - Tom Bell

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**Next Board Meeting:**

The July 2006 Board of Directors meeting is scheduled for July 12<sup>th</sup>, 2006 at 8:00 pm via conference call.

**Adjournment:**

Frank Dean adjourned the meeting at 9:28 p.m.

**Prepared by:**

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary