

**Casa Del Sol**  
**Board of Directors Meeting Minutes**  
**August 16<sup>th</sup>, 2006**

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

**Frank Dean called the meeting to order at 8:06 p.m. via telephone conference.**

**Attendees:**

Frank Dean, Gene Miesse, Joe Sheare, Bob Siskind, Marci LaRue, Louie Napoli & Tom Bell.

**Board members absent:**

Igor Conev (Mann Properties).

**Reading and approval of the 7/12/2006 CDS Board meeting minutes:**

**Motion:**

A motion to waive reading and approve the minutes from the 7/12/2006 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 - \$14,186.79, Savings – \$28,875.97 & A/R - \$1,398.00.

**Roof & AC Project**

**National HVAC:**

All installations have been completed with the exception of Unit 660. The A/C air handler must be changed due to a clerical error in the original specification given to National HVAC. This is a major problem as there is existing access that will allow the entire unit to be removed from the attic space.

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

Nothing to report this period.

**C/W Building Services:**

700 Building will be completed by Friday August 18<sup>th</sup>, 2006. A walk-through to record any internal damage to the units will be conducted and the results documented.

The 770 Building is scheduled for completion the week of August 28<sup>th</sup> and then Walt will move to 600 Building.

**Bank Loan:**

Current outstanding balance \$420,000.00.

**Owner Requests:**

There were no Owner Requests to report this period.

# Casa Del Sol

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#### **Custodial Contract:**

Marci reported that Beth Cloud seemed overwhelmed by the requirement to take care of the shrubbery and has indicated that she would not be able to continue the contract. Marci will contact Beth Cloud and try and re-negotiate the contract.

#### **Old Business:**

Unit 676 (Mat Enterprises) Third Floor Air Conditioner  
An appeal was received from the owners. The board moved to table this item until decisions regarding the renovations to the front of the units has been made.

#### **New Business:**

There was no New Business to report this period.

#### **Committee Reports:**

Work weekend in September to be canceled due to continued construction. Frank will call Mike Cluster to see if he will do the animal proofing.

#### **Violations:**

Unit 620 (Smith)  
In the July 12<sup>th</sup>, 2006 minutes, Unit 620 was improperly cited for a violation, which, according to correspondence from Mr. Curt Smith, should have been Unit 618 (Bogarde).

##### **Motion:**

A motion to rescind the original complaint and send a formal apology to the unit owner was made by Bob Siskind and seconded.

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

A letter of apology will be drafted and sent to the owners.

Unit 618 (Bogarde)

Even though the original complaint inaccurately named another unit the board agreed that the offending unit should be cited for the following complaint. "On July 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>: Fireworks (bottle rockets, roman candles and firecrackers) were being set off on the finger piers. Additionally, there were Tiki Torches with open flames on the deck. Incident reported by Unit 654 (Mattus) and Unit 644 (Siskind)."

##### **Motion:**

A motion to send a formal warning letter (first rules infraction) to the owners was made by Bob Siskind and seconded.

##### **The motion passed unanimously** with Bob Siskind abstaining.

Igor Conev (Mann Properties) will draft a warning letter detailing the association rules and regulations and the fines that can be imposed for reoccurring violations. Copies of the complaints prepared by the unit owners will be included.

#### **Next Board Meeting:**

Wednesday September 13<sup>th</sup>, 2006, 8:00 pm via conference call.

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**Adjournment:**

Frank Dean adjourned the meeting at 9:21 p.m.

**Prepared by:**

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary