

**Casa Del Sol**  
**Board of Directors Meeting Minutes**  
**October 11<sup>th</sup>, 2006**

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

**Frank Dean called the meeting to order at 8:15 p.m. via telephone conference.**

**Attendees:**

Frank Dean, Gene Miesse, Joe Sheare, Louie Napoli & Igor Conev (Mann Properties).

**Board members absent:**

Tom Bell, Bob Siskind & Marci Larue

**Reading and approval of the 9/12/2006 CDS Board meeting minutes:**

**Motion:**

A motion to waive reading and approve the minutes from the 9/12/2006 board meeting was made by Joe Sheare 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: \$303,464.96, Savings: \$28,924.24 & A/R - \$77,982.43.

**Roof & AC Project**

**National HVAC:**

All work completed.

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

Nothing to report this period.

**C/W Building Services:**

Cleanup is underway. There have been several reports of torn screens presumably from the construction activity. Frank Dean will notify Walt Smelter (C/W Building Services) and request that the screens be repaired. There are still some repairs to be completed for water damage.

**Bank Loan:**

Current outstanding balance \$480,000.00.

**Owner Requests:**

Unit #620 (Smith): Request to install a new front door.

**Motion:**

A motion to approve the request was made by Louie Napoli 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. Igor will also provide the associations specifications for replacement doors.

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**Old Business:**

None.

**New Business:**

Elevation certificates: Certification as to height above sea level of the pilings and Air conditioning units. This is an Insurance requirement. Igor Conev (Mann Properties) is pursuing this item.

Insurance – Louie Napoli attended an Insurance seminar and reported that pilings are considered foundations and may not be covered by our insurance. Also, the boardwalk by the finger piers may not be covered for fire. Louie will investigate further and work with Igor to prepare insurance recommendations for any problem areas.

**Committee Reports:**

Nothing to report this period.

**Violations:**

Nothing to report this period.

**Next Board Meeting:**

Wednesday November 15<sup>th</sup>, 2006, 8:00 pm via conference call.

**Adjournment:**

Frank Dean adjourned the meeting at 8:56 p.m.

**Prepared by:**

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary