

**Casa Del Sol**  
**Board of Directors Meeting Minutes**  
**November 15<sup>th</sup>, 2006**

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

**Frank Dean called the meeting to order at 8:10 p.m. via telephone conference.**

**Attendees:**

Frank Dean, Gene Miesse, Joe Sheare, Tom Bell, Bob Siskind, Marci Larue, Louie Napoli & Igor Conev (Mann Properties).

**Board members absent:**

**Reading and approval of the 10/11/2006 CDS Board meeting minutes:**

**Motion:**

A motion to waive reading and approve the minutes from the 10/11/2006 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: \$19,154.34, Savings: \$28,948.81, A/R - \$2,301.00 &  
Special Assessment: \$35,250.00.

**Roof & AC Project**

**National HVAC:**

All work completed. All bills paid. National HVAC will send a letter to all owners regarding the new equipment warranty and also information about service contracts from National HVAC.

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

Front of building Bob Siskind. Tom Bell, Pat Hanlon to meet with Peter Miller.

**C/W Building Services:**

All work completed. All bills paid. Walt is waiting the Fire Marshalls approval. The Fire Marshall has not been able to complete inspections because locks have been changed and keys not provided to Mann Properties.

**Motion:**

A motion to charge owners for lock smith charges if keys are not available at Mann Properties when inspections are required was made by Tom Bell and seconded.

**The motion passed unanimously.**

**Bank Loan:**

Current outstanding balance \$220,000.00.

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**Street Side Renovation Project**

Bob Siskind will head up a committee to prepare proposals for the Street Side Renovations for the membership meeting in May.

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

The Street Side Renovation Committee will meet with Peter Mille (4<sup>th</sup> Street Design) in December to start the initial planning.

**Owner Requests:**

None.

**Old Business:**

None.

**New Business:**

**Rain Gutters & Down Spouts:**

Rain gutters and down spouts on the rear of the buildings is a priority item to get completed. This item was not part of the original roof project contract. The heavy rains we have experienced are causing sand erosion and could cause damage to the bulk heads. Walt Smelter (C/W Building Services) has found someone to do the work and Frank Dean will contact them and request that they complete the work as soon as possible.

**Elevation certificates:**

Igor Conev (Mann Properties) reported they were in process of completion.

**Committee Reports:**

Nothing to report this period.

**Violations:**

Unit 718 (Martin) Legal processes.

Ongoing discussions with the attorney. The board discussed the possibility of taking this issue to the membership.

**Next Board Meeting:**

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

**Adjournment:**

Frank Dean adjourned the meeting at 9:11 p.m.

**Prepared by:**

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary