

Casa Del Sol
Board of Directors Meeting Minutes
December 13th, 2006

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

Frank Dean called the meeting to order at 8:12 p.m. via telephone conference.

Attendees:

Frank Dean, Gene Miesse, Tom Bell, Bob Siskind, Marci Larue & Joe Sheare.

Board members absent:

Louie Napoli & Igor Conev (Mann Properties)

Reading and approval of the 11/15/2006 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 11/15/2006 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: \$28,492.67, Savings: \$28,972.60, A/R – Condo Fees: (\$432.00)

Special Assessment: (\$23,500.00) & Prepaid: \$6,844.64

Bank Loan:

Current outstanding balance \$220,000.00.

2007 Budget:

The draft of the 2007 Budget prepared by Frank Dean was reviewed.

Motion:

A motion to approve the budget was made by Bob Siskind seconded.

The motion passed unanimously.

Roof & AC Project

C/W Building Services:

Walt is still waiting the Fire Marshalls final approval.

Final Roof Report:

The draft of the final Roof Report prepared by Frank Dean was reviewed and approved for distribution to the membership.

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Gutters & Downspouts:

A \$20,000.00 bid to install 6" gutters and 4" downspouts every 3 units and tying into the existing canal drains has been received and approved. Another bid was received but did not cover tying into the existing canal drains. This is a high priority item required by Ocean City.

Motion:

A motion to approve the \$20,000.00 Gutter and Downspout installation was made by Gene Miesse and seconded.

The motion passed unanimously.

Street Side Renovation Project

Bob Siskind has setup a meeting next week with architect Peter Miller (4th Street Design) and Walt Smelter (C/W Building Services) to initiate the planning for the Street Side Renovation.

Owner Requests:

None.

Violations:

Unit 718 (Martin) Legal processes.

Frank Dean spoke with Ms. Martin's lawyer and advised that we may take this issue to the full membership in May for due process and a vote. Frank has received no response to date.

Old Business:

None.

New Business:

Elevation certificates:

The elevation certificates required for insurance have been completed. The certificates cost \$1,800 but we will have to pay until next year.

Committee Reports:

Custodial Contract:

Marci was able to terminate the contract for the winter.

Next Board Meeting:

Wednesday January 17th, 2007, 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 9:01 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary