

Casa Del Sol
Board of Directors Meeting Minutes
January 17th, 2007

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

Frank Dean called the meeting to order at 8:08 p.m. via telephone conference.

Attendees:

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

Board members absent:

Marci Larue

Reading and approval of the 12/13/2006 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 12/13/2006 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: \$50,012.08, Savings: \$979.38, A/R – Condo Fees: (\$15,476.96)
Special Assessment: (\$11,750.00).

Bank Loan:

Current outstanding balance \$169,000.00.

Roof & AC Project

C/W Building Services:

Walt is still waiting the Fire Marshalls final approval.

Gutters & Downspouts:

Project has not started as yet.

Street Side Renovation Project

Bob Siskind is waiting for sketches from the architect.

Owner Requests:

Unit 770B (Price) Request to install new white storm door:

Motion:

A motion to approve the installation of a new white storm door was made by Bob Siskind and seconded.

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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.

Unit 700 Request to install boat lift.

Motion:

A motion to request documentation of the type of lift and installation requirements from the Unit owners prior to approving or disapproving the request was made by Bob Siskind and seconded.

The motion passed unanimously.

Igor Conev (Mann Properties) will contact the Unit owners and request the documentation.

Violations:

Unit 718 (Martin) Legal processes.

Ms Martin's lawyer has tendered an offer to pay \$900.00 of the \$3,000.00 in fines.

Motion:

A motion to refuse the offer and to take this issue to the membership at the Annual Meeting (May 19th, 2007) was made by Tom Bell and seconded.

The motion passed unanimously.

Igor Conev (Mann Properties) will advise Ms Martin and her lawyer, with copies to all board members, of the board's decision.

Old Business:

None:

New Business:

Annual Meeting:

The annual meeting is scheduled for May 19th, 2007 at the Princess Bayside.

Committee Reports:

None:

Next Board Meeting:

Tuesday February 13th, 2007, 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 8:51 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary