

Casa Del Sol
Board of Directors Meeting Minutes
February 27th, 2007

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

Frank Dean called the meeting to order at 8:03 p.m. via telephone conference. The meeting had originally been scheduled for February 13th. Due to problems with the conference call provider that meeting was cancelled and rescheduled for February 21st. Due to scheduling problems with some board members a quorum was not met so the meeting was rescheduled for February 27th, 2007.

Attendees:

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

Board members absent:

Reading and approval of the 1/17/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 1/17/2007 board meeting was made by Louie Napoli 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: \$44,657, Savings: \$969, A/R – Condo Fees: (\$537.32).

Bank Loan:

Current outstanding balance \$81,000.00.

Roof & AC Project

C/W Building Services:

The Fire Marshall has approved part but not all of the buildings.

Gutters & Downspouts:

Project started but on hold due to cold weather.

Owner Requests:

Unit 652 (Buffano) Request to install new front entrance door and storm door:

Motion:

A motion to approve the installation of a new front entrance door and storm door was made by Joe Shear 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 708 (Saville) Request to install new front entrance door and storm door:

Motion:

A motion to approve the installation of a new front entrance door and storm door was made by Joe Sheare 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.

Unit 700 (Mai) Request to install a boatlift:

Motion:

A motion to approve installation of a Magnum 8,000 CBX galvanized boatlift by McGinty's Marine Construction was made by Gene Miesse and seconded.

Discussion:

Some board members expressed concern over the esthetic looks of some boatlifts. Tom Bell was concerned as to how some boat lifts may affect the view of the wet lands from our back decks. Others are concerned that restricting the type of boatlift could restrict the type of boat and consequently impact resale values. It was decided that the board needs a committee to study the boatlift issue. Tom Bell will chair the committee and get back to the board with a recommendation prior to the next board meeting. Tom requested that if any owner had concerns or suggestions that they please contact him on his cell at 410-218-1071.

The motion failed.

Igor Conev (Mann Properties) will notify the unit owner(s) of the board's action.

Violations:

Unit 718 (Martin):

Ms Martin elected to pay the \$3,000.00 in fines. Mann Properties received a check in the amount of \$3,000.00 on February 20th, 2007.

Old Business:

D&B Services – Requesting payment of invoice:

Invoice references work completed that is in dispute. There is no evidence some of the work billed was ever completed. The board requested that Igor Conev (Mann Properties) put a hold on payment until the invoiced work can be verified.

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New Business:

Annual Meeting:

The annual meeting is scheduled for 10:00 AM May 19th, 2007 at the Clarion.

PLEASE NOTE: This is a change from what was reported in the January minutes.

Committee Reports:

Street Side Renovations:

Bob Siskind (committee chair) covered the sketches that were prepared by Peter Miller (4th Street Design). Peter prepared three different elevations; one with no change to existing design and two others with changes to the existing design. To just redo the front without changes is guesstimated to cost \$14,000.00. To add alterations that would improve the esthetics could run the cost up to \$24,000.00. It should be noted that, as with the previous renovations, the extent of wood rot can not be determined until the actual renovations are underway.

Next Board Meeting:

The next board meeting will be held Wednesday April 11th, 2007, at 8:00 pm via conference call.

Adjournment:

Frank Dean adjourned the meeting at 9:14 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary