

Casa Del Sol
Board of Directors Meeting Minutes
April 11th, 2007

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

Frank Dean called the meeting to order at 8:04 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 2/27/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 2/27/2007 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: \$51,102.39, Savings: \$950.34, A/R – Condo Fees: (\$14,756.75), A/R - Special Assessment (\$43,901.20).

Bank Loan:

Current outstanding balance \$54,000.00.

Audit:

Preliminary audit received.

Roof & AC Project

C/W Building Services:

The Fire Marshall has requested an additional small section of firewall in the attic space. Walt will address the request.

Gutters & Downspouts:

Project completed.

Owner Requests:

Unit 640 (Belles) Water problem with tub drain: Insurance claim filed waiting for results. Item tabled until insurance claim results are received.

Violations:

None

Old Business:

D&B Services – Requesting payment of invoice:

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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.

Igor Conev (Mann Properties) had nothing to report this period.

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 discussed items for presentation at the annual meeting.

Boat slip policy:

Tom Bell discussed items for presentation at the annual meeting.

Next Board Meeting:

The next board meeting will be held Saturday May 19th, 2007, at 9:00 am prior to the annual meeting at the Clarion. The meeting will be recessed for the annual meeting and re-convened after the annual meeting to elect Officers for the next year.

Adjournment:

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

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary