

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

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

Frank Dean called the meeting to order at 8:11 p.m. via conference call.

Attendees:

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

Board members absent:

Bob Siskind

Reading and approval of the 5/19/2007 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 5/19/2007 board meeting was made by Marci LaRue 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: \$15,474.11, Savings: \$921.20, A/R – Condo Fees: (\$21,869.40), A/R - Special Roof Assessment (\$19,353.37).

Bank Loan:

Current outstanding balance \$9,000.00.

Front of Building Project:

No Report.

Owner Requests:

Frank Dean reported for Louie Napoli that several unit owners have requested a work weekend to power wash & stain the decks and piers. This will be a fall or spring consideration and a minimum of 2 weekends will be required for the complete job. Frank Dean Requested that Igor Conev (Mann Properties) get quotes for the decks, boardwalks & piers both power washing and staining.

Violations:

Unit 664 (Peters): June 23rd, 2007 - Noise and very offensive language. A detailed formal complaint is on file with Mann Properties.

Motion:

A motion to send a 1st warning letter to the owners advising that any reoccurrence of this type of behavior will result in fines was made by Tom Bell and seconded.

The motion passed unanimously. Igor Conev (Mann Properties) will send a letter to the owners advising the association rules and regulations and the fine process that is in place to help control abhorrent behavior.

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Old Business:

None to report this month.

New Business:

Recycling containers are still an issue. Frank Dean asked Marci La Rue to continue following up on this issue.

The Rules Committee conducted an exterior walkthrough inspection of all units during the week of July 2nd. Marci LaRue presented the inspection list, prepared by the committee, for board review (copy appended to these minutes).

Frank Dean recommended that the committee have Charles Kinelski (CDS Maintenance Contractor) remove any trash items from common areas and throw them away. This will resolve issues of trash for Units 636 (McDonald), 642 (Greig), 654 (Mattus), 660 (Findley), 662 (Rao), 672 (Coschignano), 714 (Schatz), 716 (Foulkes), 722 (Johnson), 724 (Klaczak), 728 (Risbon), & 770B (Price).

Also the issue with the storage of construction materials under the decks was discussed and it was determined that this was a necessary evil for the immediate future to save money if these materials are needed when the "Front of Building Project" is underway.

Frank Dean stated that we should make sure that the materials are stored in a uniform manor and out of the way as much as possible. The Rules Committee will review this item and have Charles Kinelski (CDS Maintenance Contractor) fix any storage issues.

The following actions relative to the violations list were taken by the board:

- Unit 614 (Cantagallo): Leaking sliders.
Frank Dean advised that the contractor (Walt Smelter) has inspected the work and found nothing wrong with the installation. Frank Dean will personally inspect the property next week (July 16 – 20) to try and resolve this ongoing issue.
- Unit 636 (McDonald): No Storm Door.
Motion:
A motion to send a warning letter to the owner giving 30 days to request that the board approve the installation of a new storm door was made by Tom Bell and seconded.
The motion passed unanimously. Igor Conev (Mann Properties) will issue the letter advising the owner of the specifications for Storm Doors and that they have 30 days to initiate the replacement action or a fine may be imposed.
- Unit 672 (Coschignano): Tires stowed in the carport, Plate glass leaning against the house, Car used for storage parked in lot with no current registration.
Motion:
A motion to send a warning letter to the owner giving 30 days to resolve all items was made by Tom Bell and seconded.
The motion passed unanimously. Igor Conev (Mann Properties) will issue the letter advising the owner that they have 30 days to resolve all of the issues or a fine may be imposed.

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- Unit 728 (Risbon): Storm Door replacement & Front Door color.

Motion:

A motion to send a warning letter to the owner giving 30 days to request that the board approve the installation of a new storm door and to repaint the front door with the proper color was made by Tom Bell and seconded.

The motion passed unanimously. Igor Conev (Mann Properties) will issue the letter advising the owner of the specifications for Storm Doors & Front Door color and that they have 30 days to initiate the replacement action or a fine may be imposed.

The Board wishes to re-affirm that it is the responsibility of all unit owners to keep their areas clean and neat.

Committee Reports:

2008 Annual Meeting

The board approved having the 2008 Annual Meeting May 17th at the Clarion. Igor Conev (Mann Properties) will reserve the same conference room we used for the 2007 meeting.

Next Board Meeting:

The next board meeting is scheduled for Wednesday Sept 12th 2007 at 8:00 p.m. via conference call.

Adjournment:

Frank Dean adjourned the meeting at 9:31 p.m.

Prepared by:

C. E. "Gene" Miesse

Casa Del Sol Board of Directors – Secretary

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Name	Unit #	Violation
Cantagallo	614	No violation but it should be noted that the outside deck light does not work. Also, owner complained that all of the new sliders leak and have caused damage in her home. Also a problem with mold.
O'Hara	616	
Bogarde	618	
Smith	620	
Giannelli	622	
Stryjewski	624	
Hanlon	626	
Karevy	628	
Smerchenski	630	
	632	Door under deck broken
Conley	634	
McDonald	636	Under the back deck – pool full of stagnant water, rusted screens, trash Front – screen door missing <i>Note: Construction material – old siding needs to be removed – left over front reno?</i>
Ariosa	638	
Belles	640	
Greig	642	Rusted crates under deck
Siskind	644	
Krug	646	
Charles	648	
Grams	650	
Bufano	652	Water accumulated in paddle boat
Mattus	654	Palm tree plugged into condo electric socket – unsightly trash under the back steps

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Name	Unit #	Violation
Schaub	656	
Brzezinski	658	
Findley	660	Old mat under the deck – filled with stagnant water – trash under deck needs to be cleaned up
Rao	662	Old chair under deck needs to be removed - trash under deck needs to be cleaned up
Peters	664	
Fagan	666	
Napoli	668	Condo needs to fix front second story railing – spindle missing -
LaRue	670	
Cochignano	672	Two tires outside on the car port, sheet of glass propped up against the house – Under the deck – needs to be cleaned up spindle needs to be replaced
Seiler	674	
Rubelo	676	
Bradley	678	
Cook	680	
	700	
Barnard	702	
Antonini	704	
Freeman	706	2 gas cans under the deck – they were empty
Saville	708	
Sheare	710	
Bell	712	
Schatz	714	Chairs rusting under the deck
Foulkes	716	Old windows stored under the deck – need to be removed

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Martin	718	
Name	Unit #	
Fornwald	720	
Johnson	722	Trash under deck
Klaczak	724	Trash under deck
Russell	726	
Risbon	728	Trash under back deck Electrical wire hanging from the street side 3 rd floor deck No storm door screen
Lester	730	
Santos	732	Back outside faucet dripping
Regester	734	Condo needs to fix door under deck to main bldg – there is none
Dolan	736	2 pks of shingles under the deck – left over from renovation? Trash under deck
Dean	770 A	
Price	770 B	Trash under deck
Miesse	770 C	
Harrod	770D	

Other notes:

- 600 building east side gate to the back deck needs to be repaired - also sign is missing
- The aluminum siding cap to the privacy wall between 726 and 728 second floor front balconies is off – construction? Needs to be repaired
- Soffit hanging down between 702 and 704 – needs to be repaired- looks dangerous
- Corner of 700 building has unsightly orange insulation outside near side board
- 700 building – east side corner – telephone wire hanging from the second floor unit to the telephone box around the side of the house
- Unit 614 had many complaints about leaking sliding doors – claimed someone came to look at them and caulked them from the inside of the house. Owner says that she has water marks in her ceiling due to the leaking third floor door – also, none of the sliders close properly. She says she has sent certified letters and called. Nothing resolved.