

Casa Del Sol
Board of Directors Meeting Minutes
March 12, 2008

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

Frank Dean called the meeting to order at 8:01 P.M. via conference call.

Attendees:

Bob Siskind, Joe Sheare, Louie Napoli, Frank Dean, Tom Bell, Marcie LaRue (joined at 8:30 PM) & Igor Conev (Mann Properties),

Board members absent:

Gene Miesse.

Reading and approval of the 01/30/08 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 01/30/08 board meeting was made and seconded.

The motion passed unanimously.

Review of Financial Results:

Igor Conev (Mann Properties) covered the financials which confirmed the Checking, Savings and Accounts Receivable account balances: Checking: \$23,603; Savings: \$903; A/R – Condo Fees: \$506.

Unit 646 Arrears:

Paid in full plus late fees & interest of \$366.81.

Unit 616 Arrears:

This has been turned over to our counsel for collection per all applicable laws.

Audit - 2007:

The auditors are in process preparing the 2007 audit.

Owner Requests:

Unit 668 has a leak by the 3rd floor sliding glass door on the bayside. Walt of C/W Builders has agreed to look at the issue. Igor and Frank will follow up.

Violations:

No violations to report.

Custodial/Janitorial:

All unanimously approved to use The Beach Brothers again this year (starting in May), at the rate of \$35 per hour.

2008 Annual Meeting

Date: May 17, 2008; Time: 10:00 AM; Location: Jordan's Rooftop Restaurant located on 8th floor in Fenwick Inn Hotel on 139th St. & Coastal Hwy.

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Old Business:

Deck Cleaning & Staining:

2 buildings have been completed. Two or more Board Members will inspect the work completed to date this coming weekend.

New Business:

Building Signs:

Joe Sheare reported that the sign committee had gotten a price of \$3,300 for the 3 signs and that they would become part of the front renovation project, not a separate project.

Committee Reports:

Front Side Renovations:

Bob is waiting for pricing input from Walt Smelter (C/W Building Services). In an effort to reduce costs, Walt submitted a proposal in the amount of \$15,000 to interface with Peter Miller (4th Street Design) making required measurements and preparing preliminary drawings to reduce travel and onsite time by Peter. Frank & Bob will talk to Walt and Peter on working out a better payment schedule than the current proposal.

Next Board Meeting:

The next board meeting is scheduled for Wednesday, April 9th, 2008, at 8:00 P.M. via conference call.

Adjournment:

Meeting adjourned at 9:00 P.M.

Prepared by:

Igor Conev

Association Manager - Mann Properties