

Casa Del Sol
Board of Directors Meeting Minutes
April 16, 2008

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

Louie Napoli called the meeting to order at 8:15 P.M. via conference call.

Attendees:

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

Board members absent:

Marcie LaRue.

Reading and approval of the 03/12/08 CDS Board meeting minutes:

Motion:

A motion to waive reading and approve the minutes from the 03/12/08 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: \$28,788; Savings: \$903; A/R – Condo Fees: \$15,585 (due to fact that the 2nd quarter was just due).

Unit 616 Arrears:

Unanimous decision was made to treat all unit owners equally and therefore the late fees and interest were not waived. Igor will notify the law office of Guy Ayres III.

Audit - 2007:

The auditors are in process preparing the 2007 audit.

Owner Requests:

None at this time.

Violations:

No violations to report. Igor will call Max Coschignano regarding the disabled vehicle.

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:

All agreed that The Beach Brothers are doing a great job with the staining.

New Business:

A letter is to be sent to all owners advising them of the resent loss of our leader, Casa Del Sol's President, Frank Dean. All unanimously agreed to name an artificial reef in the Atlantic Ocean where Frank Dean used to fish in his memory (all owners are encouraged to send donations, check payable to Casa Del Sol and mail to Mann Properties, 220 16th St. Ocean City, MD 21842).

Committee Reports:

Front Side Renovations:

Bob & Joe & Igor will try to meet with Walt Smelter (C/W Building Services) in the afternoon of 4/26/08 or morning of 4/27/08 to discuss the project (design cost, payment schedule etc.). Joe will call PNC Bank and Bank of Ocean City to start negotiating Line of Credit.

Next Board Meeting:

The next board meeting is scheduled for Wednesday, April 30th, 2008, at 8:00 P.M. via conference call.

Adjournment:

Meeting adjourned at 9:01 P.M.

Prepared by:

Igor Conev

Association Manager - Mann Properties