

Casa Del Sol

Board of Directors Meeting Minutes

April 27th, 2008

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

Joe Sheare called the meeting to order at 10:10 a.m. in Unit #644 (Siskind).

The purpose of the meeting was to plan for the May 17th Annual Meeting.

Attendees:

Gene Miesse, Bob Siskind, Joe Sheare, Louie Napoli, Buck Mann & Igor Conev (Mann Properties) & Walt Smelter (C/W Building Services).

Board members absent:

Marci Larue & Tom Bell

Committee Reports:

Front Side Renovations:

Walt Smelter (C/W Building Services) advised that he had to have construction drawings from Peter Miller (4th Street Design) prior to June 30th, 2008. If Walt doesn't apply for the building permits prior to June 30th there will be a **significant increase** in cost do to changes in the OC Building codes. The drawings will cost approximately \$15,000.00.

2008 Annual Meeting

Date: May 17, 2008

Time: 10:00 AM

Place: Fenwick Inn Hotel located at 139th St. & Coastal Hwy. The meeting will be held in Jordan's Rooftop Restaurant (8th floor).

1. Buck Mann & Igor will prepare the Annual Meeting Agenda and have a draft copy available for the next BoD meeting, April 30th, 2008.
2. Joe Sheare & Bob Siskind will team for the Street Side Renovations presentation. (Bob Siskind will provide the overhead projector)
3. Walt Smelter will be on-hand to answer questions.
4. Walt will have color drawings of the proposed design available for Mann Properties well in advance of the meeting date so that copies can be included in the handout material. Joe Sheare asked Walt to send him an electronic copy so that he could get a large reproduction done for the meeting. Walt said he would do that.
5. It was decided that the association should have someone to perform construction management. Buck Mann suggested Harry How (MAD Engineering) whom we have used in the past and is local. Igor Conev will contact Harry How for pricing.
6. A departure from previous design discussions is the requirement that decks will remain in their current location. This will resolve some esthetic issues and will help control cost.

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7. There will be some increase in the proposed cost do to Construction Management requirements and Building Permit costs. Cost breakdown:

Per Unit Cost: \$18,352
Total Project Cost: \$1,046,085

Included in the cost:
Engineering drawings
Building Permits
Front Side Renovations
Re-Side ends of the 3 buildings
Construction Management
Signage

8. The membership must approve the board recommendation for the renovations at the May meeting to insure we can borrow the funds necessary to initiate the project.

New Business:

Change of banking services:

Peninsula Bank has been bought out by PNC and the service is definitely not what we have experienced before the change. Igor Conev suggested that we look into the Bank of Ocean City. Joe Sheare has already contacted them regarding a line of credit for the Street Side Renovation project and reported that they were very anxious to service our needs.

Motion:

A motion to move our Checking and Savings accounts from PNC to the Bank of Ocean City was made by Gene Miesse and seconded.

The motion passed unanimously.

Igor will start the move immediately.

Next Board Meeting:

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

Adjournment:

Joe Sheare adjourned the meeting at 11:12 a.m.

Prepared by:

C. E. "Gene" Miesse
Casa Del Sol Board of Directors – Secretary