

Casa del Sol
<http://www.casadelsoi-ocmd.com/>
Board of Directors Meeting Minutes
June 11, 2008

Joe Sheare called the meeting to order at 8:00 pm via telephone conference.

Attendees:

Joe Sheare, Buck Mann, Louis Napoli, Mike Bufano, Marci LaRue, Bob Siskind, John Foulkes, Tom Bell

First order of business - Election of new officers

The board elected the following officers:

President: - Joe Sheare

Vice President - Lou Napoli

Secretary - Marci LaRue

Treasurer - Mike Bufano

Members at large: Tom Bell, Bob Siskind, John Foulkes

Due to the fact that there were two vacancies filled- one with a year remaining and one with a full three year term - it was decided that Mike Bufano would assume the three year term and John Foulkes would assume the one year term.

Reading and approval of the April 27th CDS meeting minutes:

Motion: A motion to approve the minutes was made by Louis Napoli and it was seconded by Tom Bell. The motion passed unanimously.

Review of Financials:

Buck Mann (Mann Properties) provided the following financials:

Account balance as of June 11th, 2008

Checking - 28,319

Savings - 6,438

A/R Condo fees - 2,514

Audit: Has not been completed by PKS, Inc., CPA's

Business of the Condominium

Owner Requests: Requests by unit owners 670 and 632 to put in floating docks for jet skis

Motion:

Motion to approve the installation of floating docks with the provision that:

1. The lift cannot infringe on anyone else's space
2. Any alteration to the pier or adjoining deck or additional pilings installed will be paid for by the unit Owner. Any alteration should not significantly change the appearance or function of the pier or adjoining deck.

3. Slip will be returned to its original form if unit is sold unless the new owner agrees to maintain the flocking dock and support system.

A Motion to approve with those provisions was made By Tom Bell and seconded by Mike Bufano.

The motion was passed unanimously.

Violations:

Tom Bell reported that on the week of June 9th there were disturbances in and around Unit 720 - teenagers were jumping into the canal, climbing up the balcony, and banging on people's doors. Tom asked them on several occasions to quiet down. There was evidence of underage drinking. On one occasion they threatened Tom with bodily harm. Tom Bell called the police and the group ran away.

Motion:

A motion was made by Louis Napoli that since this is a first offense the owner will be sent a warning letter and reminded that a second offense will result in a fine. It was seconded by Bob Siskind. The motion passed unanimously.

Old Business:

A motion was made by Lou to pay CW Builders invoice for \$2,192.82 and was seconded by Joe. The motion passed unanimously.

Joe mentioned that Frank had requested that C/W Building Services provide the board of directors with an estimate of the cost to replace the front storage cubby doors. Joe reported that he had asked Charles Kinelski to estimate how much it would cost for him to sand the existing doors, paint them (one coat primer and one coat of oil based paint) and replace the hinges with stainless steel hinges and replace the handles where necessary. Bob added that it might be cheaper to go with entire new doors made of fiberglass.

The board decided to table any decisions until estimates being put together by C/W Building Services and Charles Kinelski were received for revue and action.

Deck staining/cleaning.

Charles wants to renegotiate the contract, and the board decided to get an accounting first of his expenses. Also, the board desires an estimate on completion of the project.

Front of the Building

The board discussed several options for financing by the owners. Mike Bufano agreed to prepare a cash analysis to assist in the determination of options.

New Business

Joe Sheare noted that three speed bumps needed to be replaced in the 600 building parking lot. Buck Mann said he would get some prices on replacement.

Next Board Meeting: July 9th, 2008

Meeting adjourned by Joe Sheare at 9:00pm