

Casa Del Sol

Minutes of the Board of Directors Meeting

October 15, 2008

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

Joe Sheare called the meeting to order at 8:05 p.m. via conference call.

Participants: Joe Sheare, Mike Bufano, John Foulkes, Tom Bell, James McDonald, and Igor Conev (Mann Properties).

Board members absent: Louis Napoli, Bob Siskind.

Welcome Newest Board Member. Joe Sheare acknowledged the Board's newest member, Mr. James McDonald.

Reading and approval of the 9/15/2008 CDS Board meeting minutes. A motion to approve and accept the minutes was made by John Foulkes and seconded by Tom Bell. The motion passed unanimously.

Review of Financial Results: Igor Conev (Mann Properties) reviewed the financials:

Account Balances as of 10-08-2008:

- | | |
|-------------------|----------------------|
| 1. Checking | \$ 291,143 |
| 2. Savings | \$ 6,442 |
| 3. A/R Condo Fees | Over 15 days: \$ 493 |

BUSINESS OF THE CONDOMINIUM:

1. Front Side Renovation Project - Update. Joe Sheare mentioned that he had spoken with Walt Smelter (C/W Builders) during the past week. Walt reported that renovation has been completed on the first four units (736, 734, 732, 730), and has begun on the next group of eight (728, 726, 724, 722, 720, 718, 716, 714). Walt will send pictures by Friday (10/17/2008) of the progress to date for inclusion on the web site.

2. Storage Doors – Update. Joe Sheare mentioned that during the past week he had spoken with Charles Kinelski (Beach Brothers), who was contracted by the Association to perform the restoration of the front storage (cubby) doors. Charles is starting to receive the storage door keys from the unit owners. **AS A REMINDER, ALL UNIT OWNERS SHOULD PROVIDE STORAGE DOOR KEYS TO CHARLES AS SOON AS POSSIBLE TO ALLOW HIM TO DO THE REQUIRED WORK.** Charles will start with unit 614 in the 600-building and work westward through the units until completion.

3. Drop Stairs. Charles Kinelski (Beach Brothers) has been installing drop (pull-down) stairs for access to the attic area from units' third level, at unit owners' request. Any unit owner desiring drop (pull-down) stairs for access to the attic should enter into an agreement with Beach Brothers. This installation is not being paid for by the Association.

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4. Unit Street Numerals. During the front side renovation, C/W Builders has been removing the street numerals from the siding along side of the front doors. In recognition of the confusion that some unit owners have experienced with helping visitors find their units minus the street numerals, C/W Builders will expeditiously replace the numerals. However in order to afford better visibility, they will be attached on the second floor fascias, either on the front edge of the balcony floor (for those units with second floor balconies) or directly on the base of the second floor for those who do not have balconies.

5. Credit for Window or Door Purchases - Update. It was reported in last month's meeting minutes that each affected unit owner should submit a request for reimbursement to the Board. In response to a request that the Board received recently from a unit owner, the Board requested that Igor Conev (Mann Properties) check the past records of the Association for confirmation on the amount charged for each window or door, as well as confirmation of a purchase by a unit owner.

6. Unit Requests. None.

VIOLATIONS TO REPORT. None.

NEW BUSINESS:

1. Raccoons are Back. It was reported that raccoons had recently invaded unit 638. Fortunately, Animal Control was alerted, and was able to trap and evict the critters. Charles Kinelski investigated the unit and discovered that the likely spots for intrusion were the areas underneath the unit where the plumbing enters the unit. The Board wants to advise all unit owners that it is VITAL for them to examine the areas below their units, and cover all holes with boards or wires. The lower access doors should always be kept closed, and any and all steps should be taken by unit owners to seal off access from beneath the rear decks.

2. Reminder to Winterize. Igor Conev (Mann Properties) will re-publish very useful procedures originally developed by Louis Napoli for unit owners regarding steps to take to winterize their units.

3. New Maryland Insurance Laws. Two Maryland laws were recently passed and went into effect this year. One law, effective April 15, 2008, stated that condominium associations are no longer responsible for covering the replacement of interior structures. The other law, effective October 1, 2008, stated that condominium owners can be assessed up to a \$5000 deductible for loss assessment. Attached to these minutes is a memorandum written to all unit owners by Mann Properties on August 25, 2007 which summarized the Association's position regarding the new legislation.

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4. More on the Front Side Renovation. It was reported that several unit owners have enquired as to whether new screens will be provided with the new sliders and windows being installed as part of the renovation. The answer is “yes”. Also, enquiries have been made regarding the little rectangular window along side of the front doors of the units. Joe Sheare stated that the windows will not be replaced as part of the renovation. Finally, the Board strongly urges all unit owners to maximize efforts in protecting their interior furnishings as the renovation proceeds. Precautionary actions include such efforts as moving all interior objects away from the front walls and hanging or draping plastic over furnishings and other pieces to minimize any intrusion from the renovation activity.

NEXT CDS BOD MEETING – November 12, 2008 at 8:00 pm by conference call.

ADJOURNMENT was at 8:55 pm.