

Casa Del Sol
Minutes of the Board of Directors Meeting
December 10, 2008

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

Joe Sheare called the meeting to order at 8:06 p.m. via conference call.

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

Board members absent: None.

Reading and approval of the 11/12/2008 draft CDS Board meeting minutes. A motion to approve and accept the minutes was made by Lou Napoli and seconded by John Foulkes. The motion passed unanimously.

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

Account Balances as of 11-08-2008:

1. Checking	\$344,004
2. Savings	\$ 6,452
3. Accounts Receivable	
a. Condo Fees	\$ 986
b. Special Assessment	\$262,742.11

2009 Budget. Igor Conev (Mann Properties) reported that after refining some of the budget entries per last month's discussion, there will be an anticipated net revenue (revenue less expenses) of \$14,000, which can be used to offset unexpected expenses through 2009, and thus there will be no need to increase the yearly assessment fees. After some additional discussion about several other budget entries, a motion was made by Bob Siskind to approve the budget for 2009, seconded by Lou Napoli. The motion carried.

BUSINESS OF THE CONDOMINIUM:

1. Front Side Renovation - Update. Joe Sheare reported that, after receiving a report last week from Charles Kinelski, that all outside work on the 700-building has been completed, although some minor tidying up still needs to be done. C/W Builders began working on units 680 and 678 in the 600-building, and because of the onset of rain, they moved to the protected first floor and continued working on units 676 to 670. C/W Builders reported that they will take Christmas week off. All Board members concurred that it appeared C/W Builders is ahead of schedule in the front side renovation work.

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There have been a total of four requests from unit owners for reimbursement of their purchases of windows and sliders from the back side renovation and which were installed on the front side, prior to the current front side renovation project. Tom Bell made a motion to reimburse these unit owners for the amounts paid, seconded by Bob Siskind. The motion carried. Igor Conev (Mann Properties) will contact these unit owners for documentation and a determination of the exact reimbursement amounts.

2. Storage Doors – Update. Due to inclement weather, but more specifically the cold temperatures, Charles Kinelski (Beach Brothers) has been unable to begin work on repairing and repainting the storage (cubby) doors. All unit owners are reminded to supply Charles with storage door keys from the owners, if they haven't already done so.

3. Fiberglass Decorations on the Ends of the Buildings. Joe Sheare has worked up a mock-up of a fiberglass decoration that can be affixed to the ends of the three buildings. It is similar to the design used on the front of the dormers on the 600-building. Joe was able to electronically attach it to the end of a building on one of his photographs. Joe will send the photograph to the Board. It was decided that the Board members needed to view the photograph, and postponed any decision on the attachment until the next Board meeting.

4. Front Door and Storm Door Discussion. There was considerable discussion on a way ahead for assisting unit owners with guidance for those wanting to replace their current front doors, to include storm doors. A motion was made by Bob Siskind that the guidance be issued which specifies that any new front doors, to include storm doors, be the color white, and owners are to submit the desired design to the Association for approval. Further, it is the owner's responsibility to ensure that the new door or doors meet all applicable local, county and state code and be installed by a licensed contractor. The motion was seconded by Mike Bufano, and passed by voice vote.

5. Unit 618 Air Conditioning Unit – Information Only. Tom Bell reported that Unit 618 has a small air conditioning unit projecting from the exterior of the second story of the unit. The unit owner had stated that the air conditioning unit was already there when he purchased the unit. The front side renovation work will remove the air conditioning unit from the wall and seal over the opening in the wall.

6. Mailboxes. As reported in the minutes of last month's meeting, all of the unit mailboxes attached to the front siding have been removed as part of the front side renovation, and discussion continued regarding whether the association should provide mailboxes for the unit owners, and whether installation location guidance should be issued. It was mentioned that those mailboxes that were removed by the work crews are attached to the support pilings under the carports. Tom Bell agreed to research mailbox design options and report back at the next Board meeting before any decision on guidance issuance is made.

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7. Unit Requests. None.

VIOLATIONS TO REPORT. None.

NEW BUSINESS: None.

NEXT CDS BOD MEETING – January 21, 2009 at 8:00 pm by conference call.

ADJOURNMENT was at 8:56 pm.