

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

June 22, 2011

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, Louis Napoli, John Foulkes, Mike Bufano, Anne Giannelli, and Igor Conev (Mann Properties).

Board Members Absent: Tom Bell, James McDonald.

1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 3-16-11. A motion to approve the draft minutes of the CDS Board Meeting of 3-16-11 was made by Anne Giannelli and seconded by Lou Napoli. The motion passed unanimously. (There was no Board Meeting in the month of April.)

2. Financial Review: Igor Conev (Mann Properties) reviewed the financial information.

a. Checking (1012)	\$ 44,370
b. Future Capital Improvement Fund (1080)	\$ 30,773
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 1,304
ii. Special Assessments (1330)	\$ 0
d. Accounts Payable (3010)	\$ 2,646

It was noted that 2 owners were behind in their April condominium fees. Igor reiterated that the policy is that if any unit owner falls behind 2 quarters, the account would be turned over for collection. Igor also indicated that the condominium insurance bill, the largest bill that has to be paid, is due at the end of August, and is estimated to be approximately \$45,000.

Bills Paid since 5-21-11:

05/27/11	AP0000	1204	90.00	Town of Ocean City 478/7823 FIRE ALARM
05/27/11	AP0000	1205	1,154.27	BEACH BROTHERS, INC. SPRING CLEAN UP
05/27/11	AP0000	1206	339.03	DELMARVA POWER 2114 0689 9990
05/27/11	AP0000	1207	33.06	HANNA, KREMER & TILGHMAN CASAD-1

3. Business of the Condominium:

a. Change Budget to include repairing and painting the carports. Joe Sheare stated that the carports should be repaired and repainted as soon as possible, once we have the funds. Igor Conev will get updated bids on the repairing and painting, and email them to the Board members. Mike Bufano made a motion to table further discussion and decision until the next Board meeting, seconded by Anne Giannelli. The motion carried unanimously.

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4. New Business.

a. Crumbling Cement Tire Stops. Joe Sheare stated that after a recent walkthrough, he counted that about 10 of the cement tire stops need to be replaced due to significant deterioration, and perhaps 3 or 4 more are close to needing replacement but can be put off. Joe stated also that the cement stops, although very heavy, cost about \$20 each; rubber stops are approximately twice that price. A plan is needed for the replacement, including how many to replace and what kind. Lou Napoli made a motion that an estimate be obtained for the cost of both types, including installation and fastening costs. The motion was seconded by Anne Giannelli, and passed unanimously. Igor Conev will provide the estimates by the next Board meeting.

b. Request from a unit owner regarding installation of satellite dishes. In response to the request, Joe mentioned that this was discussed 5 or 6 years ago, and was voted down by the Board then, due to the feature of the by-laws that prohibits defacing the front of the unit. Igor also reminded the Board that Rule 4 of the condominium rules says any such request is up to the discretion of the Board. The Board agreed to turn this request down, and Igor Conev will send a rejection letter to the owner.

c. Request from owner of Unit 654 for approval of a new white storm door. A motion was made by John Foulkes to approve the request, provided the storm door meets county code. The motion was seconded by Mike Bufano, and carried unanimously.

d. Request from owner of Unit 770B regarding the parking lot repair and resealing. The owner reported that they still have a dip that holds water in the driveway underneath the carport, and that the owner thought that it would have been taken care of with the new repair. After some discussion, it was agreed to defer any action until the next meeting, and after several of the Board members visit and inspect the parking lot area at the 770 building. (*NOTE: On Saturday, June 25, John Foulkes and Joe Sheare inspected all three parking lots for dips that could hold water. Literally more than a dozen were discovered, none held water deeper than ½ inch. The dip inquired about by unit 770B was one of the smaller ones. These dips appear to be natural features of large parking lots.*)

e. Anne Giannelli. Anne reported that there is a piling cap missing on the pier between units 614 and 616. Joe Sheare agreed to take a look and install a piling cap. Also, Anne stated that there is a topless trash can at the east end of the 600-building. Joe noted that there are extra trash cans at the 770-building, one of which can be moved to the 600-building. The topless can at the 600-building will need to be removed. (*NOTE: The cap-less piling was capped by Joe Sheare on Saturday, June 25.*)

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f. Mike Bufano. Mike stated that he has asked for additional details from MAD Engineering on the reserve study, which was mentioned at the May Annual Meeting. Joe Sheare suggested a face-to-face meeting with MAD Engineering, preferably the first 8 or 10 days in July when several Board members will be in town. Two members will be needed. Joe asked the Board members to let him know when the members are in town and email Joe. Joe will follow up with an email and set up the meeting.

5. Old Business: None.

6. COMMITTEE REPORTS: None.

7. VIOLATIONS. Formal complaints were submitted to the Board regarding inappropriate behavior, trash, and loud, obnoxious noise from tenants at Unit 664 during June 4-5, 2011. A motion was made by Lou Napoli to fine the unit owner \$250 for this, the second violation; a warning letter for a previous violation had been submitted. The motion was seconded by Anne Giannelli, and passed with one dissenting vote (who wanted a higher fine). It was also decided to review the procedures and revise as appropriate at the next Board meeting.

8. ADJOURNMENT. Having no further business, Anne Giannelli made a motion to adjourn the meeting, seconded by Lou Napoli. The motion carried unanimously, and the meeting was adjourned at 9:05pm.

9. NEXT CDS BOD MEETING: – *Wednesday, July 27, 2011, at 8pm.*