

Casa Del Sol

Minutes of the Board of Directors Meeting

January 17, 2012

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

Joe Sheare called the meeting to order at 8:02 p.m. via conference call.

Participants: Joe Sheare, Lou Napoli, Mike Bufano, John Foulkes, and Igor Conev (Mann Properties).

Board Members Absent: Anne Giannelli, Tom Bell, James McDonald.

1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 11-15-11. A motion to approve the draft minutes of the CDS Board Meeting of 11-15-11 was made by John Foulkes and seconded by Lou Napoli, and carried with one abstention due to absence by the Board member at the November meeting.

2. Financial Review: Mike Bufano reviewed the financial information, which was current as of January 11, 2012.

a. Checking (1012)	\$ 36,647
b. Future Capital Improvement Fund (1080)	\$ 50,561
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 33,864
d. Accounts Payable (3010)	\$ 945

An update to the Assessments Receivable was provided by Igor Conev (Mann Properties) immediately after the meeting. The current amount as of January 17, 2012 is \$17,417.

Mike also confirmed the bills paid by the association since 11-14-11 as shown below:

Bills Paid since 11-14-11:

11/14/11	AP2214	1235	411.76	MANN PROPERTIES, INC. ADM COSTS
11/21/11	AP2219	1236	2,639.00	APM TERMITE & PEST MGMT. 20040
12/01/11	AP2223	1237	95.07	DELMARVA POWER 2144 1799 9999
12/01/11	AP2223	1238	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 12/11
12/12/11	AP2228	1239	516.25	Town of Ocean City 13827-54958 WATER
12/12/11	AP2228	1240	453.13	BEACH BROTHERS, INC. CUSTODIAL
12/12/11	AP2228	1241	70.12	JOSEPH & ROBIN SHEARE HOME DEPOT SUPPLIES
12/12/11	AP2228	1242	548.27	MANN PROPERTIES, INC. ADM COSTS
12/22/11	AP2232	1243	150.00	D & B PLUMBING WINTERIZE
12/22/11	AP2232	1244	6,000.00	SMITHSON RESTORATION INC. 2ND DRAW
12/28/11	AP2235	1245	141.08	DELMARVA POWER 2144 1799 9999
01/03/12	AP2237	1246	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 1/12

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3. Business of the Condominium:

a. Carport Repair and Repainting - Update. Joe Sheare reported that during the previous weekend, he and Robin performed a thorough walk through of the carport repair and repainting work. Joe emailed a list of discrepancies found, including photos, to the Board members. The items were primarily the filling of cracks and some additional caulking. Overall, Joe stated that the work by Smithson, although not completed yet, was well-done. A final walk through needs to be scheduled before final payment is made.

b. Rules and Regulations Review. Anne Giannelli provided updates to the Rules and Regulations to the Board members in advance of this Board meeting, with the intent to review and approve the updates. It was decided to table this agenda item, and Joe requested that all Board members have their computers up and running with the updates loaded at the next Board meeting for real-time review and editing.

c. Annual Association Meeting. The date for the Annual Association meeting has been confirmed for May 19, 2012, at 9:30am, at the Blue Ox restaurant. The Board positions currently held by John Foulkes and James McDonald will be up for election.

d. Free Bulk Pick-up. The free bulk pick-up is scheduled for Saturday and Sunday, April 14th and 15th. Also, a community yard sale at Northside Park is scheduled for Saturday, 7:00am to 12:00 noon.

e. Discussion of Dates and Times for Upcoming Board Meetings. After some discussion and consideration of meeting constraints of some of the Board members, it was decided that a meeting in February will not be held. The next meeting will be Thursday, March 15, with another meeting in April if necessary to ensure adequate preparation of the agenda for May's Annual Association meeting.

f. Front Trim and Exterior Door Color. The Board decided that the front trim and exterior door color information be published in these minutes. The paint that we are using to paint trim and exterior doors can be purchased at Home Depot. The specific information for any unit owner who wishes to purchase it to paint trim or an exterior door is as follows: **BEHR Premium Plus Ultra Exterior Semi-Gloss Enamel – Custom Color Match – Base: 3050; Bar Code 250912173024.**

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4. New Business.

a. Hurricane Shutters. Based on efforts by Anne Giannelli to investigate the purchasing of hurricane shutters, it was decided that the Board should develop policy regarding the installation of shutters or lamination of the glass by those unit owners who desire them. Since Anne had indicated she would be absent at this Board meeting, she requested prior to the meeting that this item be tabled. The Board agreed, and tabled this item.

b. Request for Approval for New Front Storm Door for Unit 614. This request was approved by the Board.

c. Tax Assessment of the Boat Slips. Mike Bufano raised the issue of the recent tax assessment of \$15,000 to each unit owner for the boat slips. He questioned the basis of the amount. Igor Conev (Mann Properties) stated that he believes the assessed amount is based on boat slips in other communities that are actually deeded, and mentioned that at Harbortowne, the last deeded one was sold for about \$20,000. He also mentioned an effort by Pintail Point to remove or reduce its assessments. Igor indicated he will talk to Kelly Quinn (Mann Properties) who may be more familiar with the Pintail Point issue.

5. OLD BUSINESS:

a. Review of Association By-Laws. Discussion ensued regarding how to proceed with a review of the by-laws. It was stated that Igor Conev (Mann Properties) and CJ Brzezinski had developed some proposed modifications. The Board agreed to review Igor's proposal, and Mike Bufano agreed to check with CJ to see what he had developed.

6. Committee Reports: None.

7. Violations: None reported.

8. Adjournment. Having no further business, a motion was made by Mike Bufano to adjourn, seconded by Lou Napoli. The motion passed unanimously, and the meeting was adjourned at 8:32pm.

9. NEXT CDS BOD MEETING – *Thursday, March 15, 2012, at 8pm, via teleconference.*
THERE WILL BE NO FEBRUARY 2012 BOARD MEETING.