

Casa Del Sol

Minutes of the Board of Directors Meeting

July 19, 2012

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

Joe Sheare called the meeting to order at 8:03 p.m. via conference call.

Participants: Joe Sheare, Lou Napoli, Tom Bell, Bob Surrette, Anne Giannelli, and Igor Conev (Mann Properties).

Board Members Absent: Mike Bufano, John Foulkes.

1. Reading and Approval of the Revised Draft Minutes of the CDS Board Meeting of 06-21-12. *A motion to approve the draft minutes of the CDS Board Meeting of 06-21-12 was made by Tom Bell and seconded by Bob Surrette, and carried unanimously.*

2. Financial Review: Igor Conev reviewed the financial information, which was current as of July 17, 2012.

a. Checking (1012)	\$ 72,690
b. Future Capital Improvement Fund (1080)	\$ 81,503
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 14,207
d. Accounts Payable (3010)	\$ 0

Igor will be sending out late dues notices next week.

Igor also confirmed the bills paid by the association since 06-13-12 as shown below:

Bills Paid since 06-13-12:

06/18/12 AP2344 1276 687.84 MANN PROPERTIES, INC. CORRECT AMT DUE 6/12
06/22/12 AP2347 1277 1,566.02 BEACH BROTHERS, INC. SPRING CLEAN UP ET AL
06/22/12 AP2347 1278 146.27 DELMARVA POWER 2144 1799 9999
06/25/12 AP2349 1279 7.00 OCEAN CITY POLICE DEPT POLICE REPORT 5/27/12
06/29/12 AP2351 1280 990.49 MANN PROPERTIES, INC. ADMIN COSTS 2ND QTR

3. Business of the Condominium:

a. Carport Repair and Repainting. Igor and Bobby Smithson discussed the Punch List that was generated and passed to Bobby on July 1. Bobby said the Punch List would be done by the end of July, with the exception of unit 678. He contends that the paint bubbles were due to moisture or wetness occurring after he had painted it and therefore is not his responsibility. Discussion and decisions on how deal with the unit 678 ceiling was postponed until the Board members can check it themselves and discuss it at the next Board Meeting.

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4. New Business.

a. Report from Raccoon Committee. Adele Bradley, chairperson of the Raccoon Committee, joined the Board meeting at 8:30pm to review the findings of the committee and to make a recommendation to the Board. It appears that the Raccoons can come in through the chaise and travel to other units through the soffits on the roof. Charles Kinelski (Beach Brothers) has sealed several units by wiring the soffits together. If done correctly, this seems to work. The Raccoon Committee recommended that the Board make and approve a motion to hire Beach Brothers to inspect all 57 units' chaises for \$10 per chaise (\$570) and make recommendations on closing individual unit chaises that need to be closed. The association would pay for the inspections, but each unit owner would be responsible for the cost of the chaise closing. Any unit owner may hire a licensed contractor to complete this work, as well as wiring the soffits together. *Tom Bell made the motion describe above, seconded by Lou Napoli, and passed unanimously.*

The Board of Directors would like to thank and applaud the work of the Raccoon Committee: Adele Bradley (unit 678), Charles Kinelski (unit 648) Joe Pasqualine (unit 662), and Anne Giannelli (unit 622).

b. FirePro Proposal to Upgrade Fire Alarm System. The FirePro proposal to upgrade the fire alarm system was discussed with 2 issues arising and requiring more information. They were (1), whether there should be alarm pulls inside each individual unit in addition to the ones outside; and (2), whether the bells in each unit are working or were they disconnected years ago. The issue was tabled pending Igor Conev performing a records check with Gene Miesse, (unit 770C) and former Board of Director.

5. Old Business:

a. Carport Repair by Unit 730. Joe Sheare reported that the carport ceiling of unit 730 is still not painted. Igor will send a letter to the unit owner with a July 31 deadline to complete the work.

b. Removal of Armoire from the Back Deck of Unit 700. Joe Sheare reported that the armoire has been removed.

6. Committee Reports: None.

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7. Violations: None.

8. Adjournment. Having no further business, the meeting was adjourned at 8:45pm.

9. NEXT CDS BOD MEETING (Annual Association Meeting) – *Thursday, August 23, 2012, at 8pm via conference call.*