

# Casa Del Sol

## DRAFT Minutes of the Board of Directors Meeting

### April 18, 2013

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, Lou Napoli, Mike Bufano, Bob Surette, Anne Giannelli, and Igor Conev (Mann Properties).

**Board Members Absent:** John Foulkes, Tom Bell.

**1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 03-14-13.** *A motion to approve the draft minutes of the CDS Board Meeting of 03-14-13 was made by Anne Giannelli and seconded by Lou Napoli, and passed unanimously.*

**2. Financial Review:** Mike and Igor reviewed the financial information health of the association, current as of April 15, 2013. There is still one unit owner that is more than a year in arrears relative to the quarterly association dues. The association is pursuing legal collection very carefully.

a. Checking (1012)	\$ 87,914
b. Future Capital Improvement Fund (1080)	\$ 112,501
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 16,462.50
d. Accounts Payable (3010)	\$ 0

#### **Bills Paid since 03-14-13:**

03/29/13	AP2525	1325	250.00	Ayres, Jenkins, Gordy & Alman	TITLE WORK UNIT 646
03/29/13	AP2525	1326	88.51	D & B PLUMBING SERVICES	INSULATION MAIN WATER LIN
03/29/13	AP2525	1327	394.02	DELMARVA POWER	2144 1799 9999
04/01/13	AP2529	1329	750.00	FirePro	RENEWAL 4/13-3/14
04/01/13	AP2529	1330	1,054.50	MANN PROPERTIES, INC.	MANAGEMENT FEE 4/13
04/04/13	AP2530	1331	3,567.86	DOCK ACCENTS INC	60% DUE NOW - LADDERS
04/12/13	AP2533	1332	3,350.00	PIGG, KRAHL, STERN & CO.,	FIN ST/TAX RET 12-31-12

#### **3. Business of the Condominium:**

**a. Canal-Side Ladder Replacement.** Beach Brothers has removed all of the old wooden ladders and replaced them with the new aluminum ladders recently purchased. All new ladder installations have been completed.

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**b. 2013 Annual Meeting.** The 2013 Annual Association meeting is scheduled for Saturday, May 18, at 10:00am, at the Blue Ox Restaurant. Topics to be covered on the agenda include the following:

1. Financial Review
2. New Cash Reserve Study including a breakdown of the many items in the existing study so that we could clearly see how much large and small projects would cost and be in a position to make better decisions and save money.
3. Business of the Condominium
4. New Business
5. Nomination and Election of Board Directors
6. Updating CDS By-Laws

**c. Changes to the Association By-Laws.** CJ Brzezinski and Anne Giannelli have been working with Igor and the Board of Directors to update those Association By-Laws that are outdated and in some parts out of compliance with state laws. They presented nine suggested changes for consideration. These changes will be presented at the annual meeting for owners' input and recommendations.

**4. New Business:** None.

**5. Old Business:** None.

**6. Committee Reports:** None.

**7. Violations:** None to report.

**8. Adjournment.** Having no further business, the meeting was adjourned at 9:16pm.

**9. NEXT CDS BOD MEETING – *Annual Association Meeting, May 18, 2013, 10:00am, at the Blue-Ox restaurant.***