

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

June 20, 2013

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, Tom Bell, Bob Surette, Joe Pasqualine, and Igor Conev (Mann Properties).

Board Members Absent: None.

1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 04-18-13. *A motion to approve the draft minutes of the CDS Board Meeting of 04-18-13 was made by Tom Bell and seconded by Joe Pasqualine, and passed unanimously.*

2. Financial Review: Mike Bufano reviewed the financial information health of the association, current as of June 18, 2013.

a. Checking (1012)	\$ 58,022
b. Future Capital Improvement Fund (1080)	\$ 148,317
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 3,822.50
d. Accounts Payable (3010)	\$ 0

With respect to the Condo fees in arrears, the entire amount is attributable to one unit owner. Legal action is proceeding to collect the amount owed to the association.

Bills Paid since 04-12-13:

04/12/13 AP2533 1332	3,350.00	PIGG, KRAHL, STERN & CO., FIN ST/TAX RET 12-31-12
04/22/13 AP2544 1333	35,660.00	CASA DEL SOL CONDO ASSOC. 1ST & 2ND QTR RESERVES
04/22/13 AP2544 1334	25.00	MANN PROPERTIES, INC. CITY PLANS CD
04/25/13 AP2550 1335	125.00	BLUE OX BAR & GRILLE MEETING
04/25/13 AP2550 1336	354.30	DELMARVA POWER 2144 1799 9999
04/25/13 AP2550 1337	190.27	FirePro BATTERY & COVER
04/25/13 AP2550 1338	90.00	TOWN OF OCEAN CITY 478/7823 FIRE ALARM
04/25/13 AP2552 1339	201.95	ROBIN SHEARE WEBSITE RENEWAL 1 YR
05/10/13 AP2560 1340	2,184.54	MANN PROPERTIES, INC. MANAGEMENT FEE 5/13 & 1 ST QTR ADMIN REIMB
05/13/13 AP2564 1341	3,654.35	BEACH BROTHERS, INC. FUEL,WD40 & OIL
05/21/13 AP2572 1342	720.00	C/W BUILDING SERVICES REPL SOFFITT 600 BLDG
05/29/13 AP2575 1343	289.39	DELMARVA POWER 2114 0689 9990
05/29/13 AP2575 1344	96.44	Ed Patchett, Inc REPL PHOTO EYE BLDG 700
06/03/13 AP2578 1345	1,717.30	MID-ATLANTIC WASTE SYST. BLACK CONTAINER
06/03/13 AP2578 1346	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEES 6/13

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3. Business of the Condominium:

a. Storm Damages Report. At the May 18, 2013 Annual Association meeting, Joe Sheare summarized the damages to the condominium buildings as a result of Hurricane Sandy and a nor'easter that occurred later. Several areas remain to be addressed, including the canal-side common deck at the 770 building, and damage to the end of the finger pier at unit 622, and a few other items. Igor Conev has contacted Charles Kinelski (Beach Brothers) to inspect these items and provide estimates.

b. Changes to the Association By-Laws. At the May 18, 2013 Annual Association meeting, C.J. Brzezinski and Anne Giannelli reported on the status of the update to the by-laws. As a result, Anne and C.J. have assembled a package that is to be mailed to each unit owner. The package consists of the changes plus the required ballot. The changes require 75% of the owners to approve them for passage.

4. New Business:

a. Filing of Complaints. At the May 18, 2013 Annual Association meeting, there was discussion concerning the filing of complaints for renters who violate the noise and behavior policies. Some owners shared the concern that if they have to sign the form and place it on/in the door of the offender, they place themselves, their family and their property in "harm's way". After further examination of the procedures, the Board concluded that the *violation need not be presented to the violator (e.g., placed on the front door of the violator's unit). The violation is to be filed per the instructions, that is, to the Board of Directors and to Mann Properties. Placing a copy of the violation on the door of the violator is optional.*

b. Other New Business from the May 18, 2013 Annual Association Meeting.

(i). Joe Pasqualine (unit 662) stated that repairs to 4 or 5 of the carports near his end of the 600-building are starting to fail. Igor Conev will contact Smithson, the contractor, to come to the affected units.

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(ii). Several owners discussed the possibility of re-installing the one-way signs into the parking lot of the 600 building, or at least paint arrows. Joe Sheare reported that Bob Surette, on June 20, re-installed new signs at the 600 building and will paint arrows on the parking lot when possible.

c. Blowing Trash Containers. Bob Parker from 738 94th Street (house adjacent to the west end of the 700-building) called Igor several times complaining that our dumpsters on the west end of the 700 building blow into his property and his fence during high winds and he wants us to do something about it. Igor Conev will ask Charles Kinelski (Beach Brothers) to assess the situation and provide the Board with options (e.g., installing containment fencing).

5. Old Business: None.

6. Committee Reports: None.

7. Violations:

- a. Violation Notice #1 on Unit 664.
- b. Violation Notice #2 on Unit 664.

Tom Bell made a motion to fine the unit owner \$500 for each violation, for a total of \$1,000. The motion was seconded by Lou Napoli, and passed. Igor Conev will mail a letter informing the owner of the Board's decision. Payment of the fine is due in 30 days from receipt of the letter.

8. Adjournment. Having no further business, the meeting was adjourned at 8:57pm.

9. NEXT CDS BOD MEETING – *Thursday, July 18, 2013, at 8:00pm via conference call.*