

# Casa Del Sol

## DRAFT Minutes of the Board of Directors Meeting

### August 22, 2013

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, Mike Bufano, John Foulkes, Tom Bell, Bob Surrette, Joe Pasqualine, and Igor Conev (Mann Properties).

**Board Members Absent:** Lou Napoli.

**1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 07-18-13.** *A motion to approve the draft minutes of the CDS Board Meeting of 07-18-13 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 August 19, 2013.

a. Checking (1012)	\$ 87,583
b. Future Capital Improvement Fund (1080)	\$ 148,466
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 6,192.50
d. Accounts Payable (3010)	\$ 0

*Mike Bufano noted that in addition to the condominium fees that are in arrears, several unit owners are still in arrears of payments due resulting from repairs made by Charles Kinelski for the raccoon infestation. Igor Conev noted that these unit owners have been given reminders.*

#### **Bills Paid since 07-01-13:**

07/17/13	AP2602	1353	5,929.00	SELECTIVE INSURANCE-FLOOD FLD1123479
07/17/13	AP2602	1354	20.00	TOWN OF OCEAN CITY 478/585 BULK PICK UP
08/01/13	AP2608	1355	168.76	DELMARVA POWER 2114 0689 9990
08/01/13	AP2608	1356	128.36	Ed Patchett, Inc BULBS & BREAKER
08/01/13	AP2608	1357	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 8/13
08/16/13	AP2616	1358	171.73	FIRE PROTECTIVE SERVICES EXTINGUISHER INSPECTION
08/16/13	AP2616	1359	1,072.32	MANN PROPERTIES, INC. ADMIN COSTS

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**3. Business of the Condominium:**

**a. Insurance Renewal Quote.** Igor Conev received the renewal quote for 2013-2014. Igor stated that the quote came in better than expected, with only a 2% increase while maintaining the same deductible. The condominium currently carries \$250K Building Law & Ordinance insurance. Some discussion ensued regarding increasing the coverage, especially considering the situation with the recent fire at the *Bradley On the Bay* condominium. Igor stated that doubling the coverage to \$500K, which would increase the annual premium somewhere between \$2K and \$3K, would be beneficial when we have to upgrade to current building codes after a covered loss; Igor mentioned that we do have a cushion in our budget to cover this. *Mike Bufano made a motion to approve the current quote as stated (with premium \$43,651.23), seconded by Joe Sheare. The motion carried unanimously.*

*AGENDA item for next meeting: Explore and understand what happened at Bradley On the Bay condominium for lessons learned and consideration of increasing the coverage.*

**b. Flood Insurance Issue - Unit 630 – Information.** Igor Conev has been in discussion with an insurance adjuster to determine damage costs to unit 630 as a result of flooding. He is waiting on a representative for the unit owner to schedule a meeting to review the condition of the carpet and proceed with repairs.

**4. New Business:**

**a. Re-staining of Canal-side Walkways and Decks.** Joe Sheare stated that these are overdue for cleaning and re-staining. Charles Kinelski (Beach Brothers) did the job the last time. Bob Surette mentioned that perhaps only the flat sections be redone; the railings may not need it. Additionally, Mike Bufano and Joe Pasqualine stated that the walkway of the 600-building is so bad it isn't worth staining; that the decking should be replaced. After some additional discussion, *Mike Bufano and Bob Surette volunteered to inspect the canal-side walkways and decks during the Labor Day weekend. The information would be used to determine next steps.*

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**5. Old Business:**

**a. Rethinking the Capital Reserve Study.** Joe Sheare shared some thoughts concerning the study, questioning whether the association should pay to have an engineering firm do another study, versus hiring a local builder to price out what the improvements would cost, since we basically know what needs to be done. Some Board members felt it would be better to get an engineering firm to do the study, since that is what these firms do as a profession. After some further discussion, *Bob Surette made a motion that we contact several engineering firms requesting bids to redo the study. Tom Bell seconded the motion, which passed unanimously.*

**b. Excessive Noise.** Several Board members stated that they recalled an old version of the condominium violations list containing an "excessive noise" violation, and that our current list does not contain such a violation. It was noted that the Town of Ocean City has an excessive noise restriction, restricting excessive noise after 11pm and before 8am. *Tom Bell made a motion to add the excessive noise restriction (before 8am and after 11pm) to the association's violations list. The motion was seconded by Bob Surette, and passed unanimously.*

**c. Finger Pier Repair – Information.** Joe Sheare reported that the repairs to the finger piers by units 678, 702, and 716/718 caused by recent storms have been completed by Charles Kinelski.

**d. Amendments to the Association's By-Laws – Information.** Joe Sheare stated that the changes to the By-Laws should be completed in the next couple of weeks.

**e. Skateboarding in the Parking Lots.** Joe Pasqualine stated that skateboarding in the parking lot of the 600-building is still an issue. Additionally, other activities such as kickball occur, and these can cause safety issues and damage to the parked vehicles. *It was mentioned that each building should have signs posted prohibiting such activities, but that some signs were missing. The Board will see that all missing signs are re-installed.*

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**6. Committee Reports:** None.

**7. Violations:** None.

**8. Adjournment.** Having no further business, the meeting was adjourned at 9:27pm.

**9. NEXT CDS BOD MEETING – *Thursday, September 19, 2013, at 8:00pm via conference call.***