

Casa Del Sol
DRAFT Minutes of the Board of Directors Meeting
October 24, 2013

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

Joe Sheare called the meeting to order at 8:04 p.m. via conference call.

Participants: Joe Sheare, Lou Napoli, Bob Surette, Joe Pasqualine, Tom Bell and Igor Conev (Mann Properties).

Board Members Absent: Mike Bufano and John Foulkes.

1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 09-19-13. *A motion to approve the draft minutes of the CDS Board Meeting of 09-19-13 was made by Bob Surette and seconded by Lou Napoli, and passed unanimously.*

2. Financial Report: Igor Conev reviewed the financial information, current as of October 23, 2013.

a. Checking (1012)	\$ 26,947
b. Future Capital Improvement Fund (1080)	\$ 184,199
c. Assessments Receivable	
i. Condo Fees (1310)	\$ 18,042.50

Sixteen (16) unit owners are in arrears (as of the October 23, 2013 financials) with respect to the October condo fee.

d. Unit 646 Non-Foreclosure. *A motion was made by Bob Surette to authorize Igor Conev (Mann Properties) to hire an attorney to force foreclosure and send an "Intent to Foreclose" letter to the unit owner next week. The motion was seconded by Joe Sheare and passed unanimously.* Igor will send the contract with the attorney to all Board members to sign and return to him on Friday.

e. Draft Budget for 2014. A draft budget for 2014 was reviewed, and a revised version is attached to these minutes. This draft will be reviewed and voted on at the November Board meeting.

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

October 24, 2013

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

Bills Paid since 09-04-13:

09/19/13	AP2639	1365	1,133.60	TOWN OF OCEAN CITY 8957-53948 WATER
10/01/13	AP2644	1366	2,141.41	BEACH BROTHERS, INC. SUPPLIES
10/01/13	AP2644	1367	163.92	DELMARVA POWER 2144 1799 9999
10/01/13	AP2644	1368	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 10/13
10/11/13	AP2652	1369	2,645.00	APM TERMITE & PEST MGMT. 20040 RENEWAL TERMITES
10/11/13	AP2652	1371	211.48	MID-ATLANTIC WASTE SYST. INSTALL NEW LID
10/15/13	AP2655	1372	35,660.00	CASA DEL SOL CONDO ASSOC. 3RD & 4TH QTR RESERVES
10/21/13	AP2658	1373	1,882.84	AVERY W. HALL INS. AGENCY CASAD-1

A motion was made by Tom Bell to accept the Financial Report, and seconded by Joe Sheare. The motion passed unanimously.

3. Business of the Condominium:

a. Follow-Up on Recent Walk-through. One of the items cited in the walkthrough of August 31, 2013 was an inspection of the pilings recently repaired by CW Builders. Specifically, the asphalt and ground surrounding several of the pilings have sunken. These are on the eastern corner of unit 614; between units 620 and 624; and between units 622 and 624. Walt Smelter of CW Builders has offered to fill in the holes around the pilings if CDS pays for the asphalt. The work will be completed in the spring.

4. New Business:

a. Investment Policy. This agenda item was tabled since Mike Bufano was unable to attend the Board meeting.

5. Old Business:

a. Board Response to Unit 664 Email. At the September Board meeting, a motion was passed to invite the owners of unit 664 to the October Board Meeting regarding fines that were levied. The owners declined to attend this meeting.

Casa Del Sol
DRAFT Minutes of the Board of Directors Meeting
October 24, 2013

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

b. Flood Insurance Issue - Unit 630. The claim is at standstill because the owner of unit 630 has been unresponsive to the scope of work proposed to restore the unit. It was found that the public adjuster hired by the unit owner to represent him was doing so without a license per the Maryland Insurance Administration (MIA). The MIA is investigating the case. The unit owner has not paid Royal Plus for the emergency services although it has been 3 months since the claim was made; nor has the owner paid the deductible. The Board will monitor the case and the outcome from MIA's investigation.

c. Rethinking the Capital Reserve Study. Two vendors have returned RFBs to Igor Conev and a third is pending.

6. Violations: None reported.

7. Adjournment. Having no further business, the meeting was adjourned at 8:48pm by Joe Sheare.

8. NEXT CDS BOD MEETING – *Thursday, November 21, 2013, at 8:00pm via conference call.*