

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

February 20, 2014

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, Mike Bufano, John Foulkes, Tom Bell, Bob Surette, 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 01-23-14. *A motion to approve the draft minutes of the CDS Board Meeting of 01-23-14 was made by Joe Pasqualine and seconded by John Foulkes, and passed unanimously.*

2. Financial Report: Igor Conev reviewed the financial information, current as of February 14, 2014.

a. Checking (1012)	\$ 82,514
b. Future Capital Improvement Fund (1080)	\$ 184,639
c. Assessments Receivable (1310)	
i. Condominium Fees	\$ 3,950

As of the February 14, 2014 A/R report, five (5) unit owners are in arrears of the January 1, 2014 fee, for a total of \$3,950. Letters have been sent to remind these owners that they are in arrears.

e. Unit 646 Foreclosure - *Update*. Igor announced that the amount (\$6,192.50) in back dues owed by the owner of unit 646 has been recouped, including interest, due to the settlement of the recent foreclosure on that unit.

Bills Paid since 12-12-13:

01/02/14	AP2690	1381	150.00	D & B PLUMBING SERVICES WINTERIZE
01/02/14	AP2690	1382	183.60	FirePro TROUBLE SIGNALS
01/02/14	AP2690	1383	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 1/14
01/21/14	AP2701	1384	375.51	DELMARVA POWER 2144 1799 9999
02/03/14	AP2710	1385	570.00	D & B PLUMBING SERVICES #712 WATER LINE BREAK
02/03/14	AP2710	1386	452.14	DELMARVA POWER 2144 1799 9999
02/03/14	AP2710	1387	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 2/14
02/03/14	AP2710	1388	110.00	R.J. LOCK & SECURITY #660 DOOR AND KEY

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3. BUSINESS OF THE CONDOMINIUM:

a. Annual Association Meeting – *Information and Update*. The Annual Association Meeting is scheduled for Saturday, May 3, 2014 at 1:00 PM, at the Blue Ox Restaurant.

Discussion ensued among the Board members about unit winterization procedures and the problems encountered this winter. Igor received a verbal estimate from the association's plumber of \$160–\$260 per unit for installation of insulation and heat tape on the water main entering a unit, depending on the particular unit's current setup. After some additional discussion, the Board decided to include this as an agenda item at the Annual Association meeting with the purpose of informing the unit owners of this estimate and the contact information of the plumber if an owner decides to go this route.

4. Old Business:

a. Flood Insurance Issue - Unit 630 – *Information*. Mr. Beatty, the insurance investigator for the Maryland Insurance Administration, responded to Igor in an email on February 18 that he has reviewed all of the responses and prepared an initial determination. The complaint is currently under review with his manager, and as soon as that process is complete, he will forward the determination to Igor's attention or advise him that he has gone back to Mr. Layden with additional questions.

b. Rethinking the Capital Reserve Study - *Update*. At the January 23, 2014 Board Meeting, subcommittee members Joe Sheare, Bob Surette, Mike Bufano and Lou Napoli were to review the proposals from the 3 bidders. Joe Sheare reported that a review meeting will be set up before the next Board meeting to discuss the bids. The final decision will be reported out at the Annual Meeting.

c. Board Response to Unit 664 - *Information*. At the January 23, 2014 Board Meeting, the Board accepted the request of the owner of unit 664 to discuss the fines that were levied against him during the past year. The discussion was held in an Executive Session, and a motion was made, seconded and recorded in January's minutes. As a result, a letter was mailed by Mann Properties on February 10, 2014, informing the owner of the Board's decision.

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5. New Business:

a. Trash Under the Canal-side Decks - *Information*. Joe Pasqualine reported that he has noticed a significant collection of trash underneath the canal-side decks of the 600-building. He did not look at the 700- or 770-buildings.

6. Violations: None reported.

7. Adjournment. The Board meeting was adjourned at 8:29pm by Joe Sheare.

8. NEXT CDS BOD MEETING – *Thursday, March 20, 2014, at 8:00pm via conference call.*