

**Casa Del Sol**  
**DRAFT Minutes of the Board of Directors Meeting**  
**July 17, 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, Bob Surrette, Tom Bell, Joe Pasqualine, and Igor Conev (Mann Properties).

**Board Members Absent:** Lou Napoli and John Foulkes.

**1. Reading and Approval of the Draft Minutes of the CDS Board Meeting of 06-19-14.** *A motion to approve the draft minutes of the CDS Board Meeting of 06-19-14 was made by Bob Surrette and seconded by Joe Pasqualine, and passed unanimously.*

**2. Financial Report.** Mike Bufano and Igor Conev reviewed the Financial Report, current as of July 15, 2014:

<b>a. Checking (1012)</b>	\$ 108,847
<b>b. Money Market Improvement Fund (1060)</b>	\$ 220,693
<b>c. Assessments Receivable</b>	
<b>i. Condo Fees (1310)</b>	\$ 19,750

**As of the July 15, 2014 financial report, 24 unit owners were in arrears of the July 1, 2014 condominium fees payment, totaling \$19,750. Only one unit was significantly in arrears. Igor Conev will send out the traditional letter about remitting the back funds.**

**d. Bills Paid since 06-03-14:**

06/17/14	AP2804	1413	90.00	D & B PLUMBING SERVICES UNIT 732 LEAK
06/17/14	AP2804	1414	109.67	FIRE PROTECTIVE SERVICES EXTINGUISHER
06/17/14	AP2804	1415	95.00	R.J. LOCK & SECURITY UNIT 732 OPEN & MAKE KEY
06/17/14	AP2804	1416	305.50	TOWN OF OCEAN CITY 7291-53582 WATER
06/24/14	AP2806	1417	284.47	DELMARVA POWER 2113 2499 9997
07/01/14	AP2809	1418	1,054.50	MANN PROPERTIES, INC. MANAGEMENT FEE 7/14

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3. **Business of the Condominium:** None.

4. **Old Business:**

**b. Rethinking the Capital Reserve Study - *Update*.** A motion was approved at the June, 2014 Board meeting to hire Miller-Dodson as the engineering consulting firm for the Capital Reserve Study. Joe Sheare stated that he is waiting for Dodson to add the additional items to the contract that the committee had discussed with him during the teleconference last month. Igor Conev will follow-up with Dodson, and as soon as we get the new contract, it will be signed by Joe Sheare and a second Board member.

5. **NEW BUSINESS:**

**a. Re-staining the Canal-side Walkway and Decks.** Mike Bufano brought up the need to re-stain the back walkway and decks. Joe Sheare stated that since we will shortly have a new survey for the Capital Reserve Study, we can return to dealing with the more critical projects (such as the re-staining, which has not been done since 2007). *A motion to release a Request for Proposal to at least 3 contractors to perform the re-staining was made by Mike Bufano, seconded by Joe Sheare. The motion passed unanimously.* The stain that was previously used is no longer commercially available. New stains have come out in recent years and the Board will select a new approved stain in the coming months to ensure uniformity. Mike volunteered to have the selected stain tested on his deck, since his deck has just recently been power washed.

**b. Water Bills.** Did you know that your dues are used to pay for actual water used? Mike Bufano noted that there was a major increase in the CDS water bills and wanted to remind all CDS owners that water is very expensive. In addition to each of you paying your own water bill personally on a per fixture rate, our dues pay for the actual number of gallons of water used. We are on track to pay twice as much as last year in total water. We are encouraging all owners to be CONSERVATION MINDED!

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**6. Violations:** Two violations were submitted to the Board.

a. The first violation regarded several children from unit 636 riding a skateboard or similar toys in the parking lot of building 600 during the dates of June 29, 2014 and July 4, 2014. This was attested to by the owner submitting the violation and 1 Board member who observed it. The matter was discussed by the Board, *and a motion was made by Tom Bell to find the owner of unit 636 responsible for the violation. The motion was seconded by Joe Sheare, and passed.* Igor Conev will send the owner the first notice/warning letter per the CDS Rules and Procedures.

b. The second violation regarded the use of firecrackers on the canal-side walkway and finger piers of the 600-building on July 5, 2014 approximately between the hours of 9:30pm and 10:30pm. The matter was discussed by the Board, *and a motion was made by Joe Sheare to take no action since the Ocean City Police Department had been called and intervened, resolving the issue immediately. The motioned was seconded by Joe Pasqualine, and passed.*

**7. Adjournment.** The Board meeting was adjourned at 8:47pm by Joe Sheare.

**8. NEXT CDS BOD MEETING – *Thursday, August 21, at 8:00pm via teleconference.***