

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

August 21, 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, Lou Napoli, Mike Bufano, John Foulkes, Bob Surette, Tom Bell, 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 07-17-14. *A motion to approve the draft minutes of the CDS Board Meeting of 07-17-14 was made by Tom Bell and seconded by Bob Surette, and passed unanimously.*

2. Financial Report. Mike Bufano reviewed the Financial Report, current as of August 18, 2014:

| | |
|--|------------|
| a. Checking (1012) | \$ 109,966 |
| b. Money Market Improvement Fund (1060) | \$ 220,918 |
| c. Assessments Receivable | |
| i. Condo Fees (1310) | \$ 7,900 |

As of the August 18, 2014 Financial Report, 10 unit owners were in arrears of the July 1, 2014 condominium fees payment, totaling \$7,900.

d. Bills Paid since 07-15-14:

| | | | | |
|----------|--------|------|----------|---|
| 07/15/14 | AP2817 | 1419 | 3,902.52 | BEACH BROTHERS, INC. SPRING CLEAN UP |
| 07/23/14 | AP2822 | 1421 | 6,382.00 | SELECTIVE INSURANCE-FLOOD FLD1123479 |
| 08/01/14 | AP2825 | 1422 | 292.27 | DELMARVA POWER 2144 1799 9999 |
| 08/01/14 | AP2825 | 1423 | 1,054.50 | MANN PROPERTIES, INC. MANAGEMENT FEE 8/14 |
| 08/15/14 | AP2828 | 1424 | 1,654.75 | MANN PROPERTIES, INC. ADM COSTS |

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3. Business of the Condominium:

a. Insurance Renewal. On August 20, Igor Conev received the insurance renewal quote. The premium increases only by about \$80 to maintain the existing coverages and deductibles, which covers the cost of restoration after damage to the original specification condition, plus \$500,000 Law and Ordinance B&C Coverage. There was considerable discussion concerning whether the \$500,000 Law and Ordinance B&C Coverage would be sufficient to cover the costs to restore to the current (above original) building codes. Igor indicated that an additional \$250,000 worth of this coverage would cost the association about an additional \$2,000 premium. The insurance renewal bill is due September 6, and the extra coverage, if desired, can be added at any time. ***A motion was made by Tom Bell to increase the Law and Ordinance B&C Coverage by \$250,000, and then form a subcommittee to study what the actual costs might be to restore the buildings to the current building codes. The motion was seconded by Joe Pasqualine and passed with 5 Board members in favor.***

b. Posting of Signs. During the week of August 11, Charles Kinelski (Beach Brothers) posted the signs provided by Igor (No Skateboarding, etc.; No Trespassing; and Mann Properties) in the parking areas at the 3 buildings.

c. Discarded Television Set. A discarded television set has been sitting at the west end of the 700-building next to the trash containers for the past 3 weeks. *(An email sent by Igor Conev immediately following this meeting resulted in the unit owner responsible replying and indicating that bulk pickup will be called to remove the set.)*

4. Old Business:

a. Capital Reserve Study. The proposal from Miller-Dodson was received and signed by Joe Sheare and Bob Surette. The Board will be contacted regarding the date and time of the initial inspection to allow Board members the opportunity to attend the walkthroughs.

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5. New Business:

a. Request from Owner of Unit 654. The owner of unit 654 has requested approval for a replacement front storm door. According to the email sent to Mike Bufano on August 16, the door is a replacement of a defective door recently installed. *A motion was made by Tom Bell to approve the request for the replacement storm door, and seconded by Joe Sheare. The motion passed unanimously.*

b. Storage of Bike in Carports. Tom Bell discussed the issue of the storage of numerous bicycles under carports, and additional issues including marks on both sides of the concrete carport partition in the 600-building. Igor Conev indicated he would contact Charles Kinelski (Beach Brothers) for an estimate on cleaning/painting the walls.

This led to a larger discussion on the status of the update to the By-Laws and the Rules and Regulations. It was noted that there are several versions of the Rules and Regulations, and that this will need to be sorted out as soon as possible.

6. Violations: None reported.

7. Adjournment. The Board meeting was adjourned at 8:50pm by Joe Sheare.

8. NEXT CDS BOD MEETING – *Thursday, September 18, at 8:00pm via teleconference.*