

Casa Del Sol
DRAFT Minutes of the Board of Directors Meeting
September 22, 2020

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

Mike Bufano called the meeting to order at 8:01p.m. via Zoom.

Participants: Mike Bufano, Lou Napoli, Joe Pasqualine, John Foulkes, Adele Bradley, Bob Surette, Shaheen Mojibian, and Igor Conev (Mann Properties).

Board Members Absent: None.

By invitation, association attorney Chris Woodley and engineer Roland Holland attended this meeting regarding items in paragraphs 5a and 6c.

1. READING AND APPROVAL OF DRAFT MINUTES OF CDS BOARD MEETING of 8-18-2020. *A motion to approve the draft minutes of the CDS Board Meeting of 8-18-2020 was made by Joe Pasqualine, seconded by Bob Surette and passed unanimously.*

2. READING AND APPROVAL OF THE CDS BOARD MEETING PORTION OF THE DRAFT MINUTES OF THE ANNUAL CDS ASSOCIATION MEETING of 8-29-2020. *A motion to approve the CDS Board Meeting portion of the draft minutes of the Annual CDS Association Meeting of 8-29-2020 was made by Adele Bradley, seconded by Joe Pasqualine and passed unanimously.*

3. FINANCIAL REPORT. Shaheen Mojibian reviewed the Financial Report, current as of September 18, 2020:

a. Checking (1012) \$ 27,428

b. Reserves

i. Money Market Improvement Fund (1060)	\$ 138,771
ii. Farmers Bank CD (1090)	\$ 103,145
iii. Farmers Bank CD (1211)	\$ 67,000
iv. Taylor Bank Money Market (1213)	\$ 175,183
iii. Discover Bank (1071)	\$ 80,649
iv. Discover Bank (1072)	\$ 80,564
v. Discover Bank (1073)	\$ 80,669

Reserves Total: \$ 725,981

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c. Assessments Receivable

i. Condo Fees (1310) \$ 4,950

As of the September 18, 2020 financial report, there are five (5) unit owners in arrears of the July 1, 2020 quarterly dues, for a total of \$4,950 (one unit owner is in arrears of the past 2 payments). Additionally, one unit owner is in arrears by \$303.80 and another unit owner is in arrears by \$550 (neither are included in the \$4,950 amount). Mann Properties will be sending out the appropriate notices and reminders.

d. Bills Paid *(August 17 – September 17):*

08/17/20	AP4140 1851	108.60	FirePro 8/3/20 BEEPING
09/01/20	AP4159 1852	873.67	BLF ENTERPRISES 660 LEAK REPAIR
09/01/20	AP4159 1853	66,954.00	CASA DEL SOL CONDO ASSOC. 2020 RESERVE TRANSFER
09/01/20	AP4159 1854	112.26	DELMARVA POWER 5500 8678 124
09/01/20	AP4159 1855	104.00	EHRlich 18479667 09/01/20 AP4159 1856 708.20 FirePro 704
09/01/20	AP4159 1857	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 9/20
09/15/20	AP4167 1858	85.00	BLF ENTERPRISES GUTTER SPOUT 732
09/15/20	AP4167 1859	3,472.93	GEORGE, MILES, BUHR, LLC REAR BALCONT RAILING
09/15/20	AP4167 1860	1,620.89	TOWN OF OCEAN CITY WATER
09/17/20	AP4170 1861	54,953.00	NFP PROPERTY & CASUALTY S MULTI INSURANCE

4. **BUSINESS OF THE CONDOMINIUM:** None Reported.

5. OLD BUSINESS:

a. Bulkhead Erosion Concerns between the 700-Building and 686C 94th Street. In an email from Mann Properties to the Town of Ocean City on September 9, 2020, Igor Conev reported that nothing had been resolved regarding actions to be taken. In his recent meeting with the Town's Chief Building Inspector, the inspector reported that he revisited the site and reviewed the situation, concluding that there are issues on both sides of the property line. The Town plans to send letters to Casa Del Sol and the neighboring property owners. Our letter will be shared with our attorney Chris Woodley for determination of the next steps.

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b. Repaving the Asphalt Driveways. The S&M Paving Company is scheduled to begin the repaving of the parking lots on October 6. However, the starting date is subject to any actions that might need to be taken regarding the pilings in the front of the units (see paragraph 6d), which need to be done before the paving. We do not want to delay the paving too much; Bob Surette will coordinate with S&M and McCarthy Enterprises.

6. NEW BUSINESS:

a. Power Washing and Staining the Balconies. Four proposals have been received. After some discussion, the Board agreed to hold off on proceeding with the washing and staining until the issues with the second floor balconies are resolved (see paragraph 6c. below).

b. Canal-Side Boardwalk Maintenance. As a follow-on to the discussion at the August 18, 2020 Board meeting, a sample of "Deck and Dock" was obtained from Sherwin Williams. Joe Pasqualine applied the product to several sections of the boardwalk, and although some boards will need to be replaced, the product appeared to work as advertised. Bids have been issued for the work, with the product cost being \$5,400 (for two coats). The Board decided to defer on moving forward until the issues with the second floor balconies are resolved (see paragraph 6c below).

c. Second Floor Rear Balcony Railing Review. The evaluation has been completed and the report was provided by GMB (Roland Holland). Adele Bradley has assembled comments and questions which were discussed at this meeting.

Roland Holland stated that his report was based on inspecting a sample of the 2nd floor balconies. He concluded that the top 2 priorities that need to be addressed are: (Item 4a): the top railing of the 2nd floor balconies spans 12 feet; according to the International Residential Code (IRC), this railing needs to support a 200-lb load and will most likely will fail without additional support; and (Item 4c): the spacing of the pickets is not in compliance with the IRC.

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Roland stated that placing a vertical 4x4 post halfway along the top rail should resolve item 4a. Joe Pasqualine agreed to contact Charles Kinelski (Beach Brothers) regarding installing the 4x4 posts, and also perhaps a 2x4 along the bottom of the railing.

Further discussion ensued regarding having the pickets replaced entirely, since they would most likely be cited by an inspector when the permits are applied for. Several Board members stated that it might be easier just to do a wholesale replacement of the entire 2nd floor balcony railing and consider vinyl as an option as well as wood. Igor Conev agreed to get some estimates.

Roland also stated that in his report a lesser priority than the first 2 cited above pertains to the 3rd floor privacy walls where there is no adjacent deck. The walls could fail with the potential of someone falling down to the first floor.

During this conversation, Chris Woodley was asked for his opinion. He stated that we need to rely on Roland Holland's recommendation and attend to the first 2 priorities as soon as possible, with the center 4x4 posts being the most critical. Igor Conev stated that the association should advise the owners that caution should be exercised when using the balconies until repairs are affected. Chris Woodley said a letter to the owners (in lieu of Roland's entire report) would be adequate.

d. Pilings. In an email sent by Mann Properties on September 8, 2020, Igor Conev requested McCarthy Enterprises look at all the pilings on the parking lot side on all 3 buildings 614-680, 700-736 and 770A-D, and to give us a proposal regarding the results of the inspections. As a result of the inspections, McCarthy reported that there are 6 pilings in need of repair. The pilings are located at units 654, 668, 700, 708 and two at the 770 building. Estimated repair costs are approximately \$15,000. After some further discussion, *Lou Napoli made a motion to repair the 6 pilings that were found in need of repair. The motion was seconded by Bob Surrette and passed unanimously.* Igor Conev will send letter to McCarthy with the addition stipulations that McCarthy obtain all required permits, reinstall the rope on the pilings, and get a start date since the repairs will impact the start of the parking lot repaving.

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7. **VIOLATIONS:** None reported.

8. **ADJOURNMENT:** The meeting adjourned at 9:26pm.

9. **NEXT CDS BOD MEETING – *A SPECIAL CDS Board Meeting is scheduled for Tuesday, October 20, 2020 at 8:00pm via Zoom video conference.***