

Casa Del Sol

DRAFT Minutes of the Board of Directors Meeting

January 19, 2021

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c. Assessments Receivable

i. Condo Fees (1310) \$ 13,200

During the Board meeting, Igor Conev distributed an update to the above Financial Report. This update reflected the owner AR activity through January 19, 2021, which included the January 1, 2021 condominium dues payments.

As of this January 19, 2021 update, there are fifteen (15) unit owners in arrears of the January 1, 2021 quarterly dues (\$825). One of these owners is in arrears for the past 2 payments (\$1,650). These total to \$13,200.

In addition, there is one (1) unit owner in arrears with an amount different than the quarterly dues amount (\$775).

d. Bills Paid *(November 14 – December 31, 2020):*

12/01/20	AP4232	1873	2,579.40	BEACH BROTHERS, INC. CUSTODIAL
12/01/20	AP4232	1874	10,950.00	BLF ENTERPRISES DEPOSIT
12/01/20	AP4232	1875	240.00	D & B SERVICES WINTERIZE
12/01/20	AP4232	1876	15.48	DELMARVA POWER 5500 8405 018
12/01/20	AP4232	1877	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 12/20
12/01/20	AP4232	1878	3,850.00	PIGG, KRAHL, STERN & CO., TAX RETURN
12/10/20	AP4241	1879	166.00	EHRlich MAINTENANCE
12/10/20	AP4241	1880	324.28	FirePro REPLACE PULL STATION
12/10/20	AP4241	1881	1,459.55	MANN PROPERTIES, INC. ADM COSTS
12/10/20	AP4241	1883	763.30	TOWN OF OCEAN CITY WATER
12/11/20	AP4245	1884	82,286.00	S & M PAVING, INC. PARKING LOT REPAIRS

e. Engagement Letter. A request by the auditor to sign the engagement letter for the December 31, 2020 audit and tax services was made on January 15, 2020. Shaheen Mojbibian responded that he reviewed and signed the letter on January 19, 2021.

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3. **BUSINESS OF THE CONDOMINIUM:** Nothing to report.

REMINDER

2021 Annual Association Meeting

The 2021 Casa Del Sol Condominium Annual Association Meeting is scheduled for April 24, 2021, 9:00 a.m. at the Art League on 94th Street. The large 1st floor classroom has been reserved for our use.

4. **OLD BUSINESS:**

a. **Rear 2nd Floor Balcony Railings.** Work on the repairs to the 2nd floor railings began in the second week of December, 2020 and were completed last week. The Board agreed that the repairs needed to be inspected by the engineer (Roland Holland) before payment can be made to BLF Enterprises.

(In an email on January 21, 2021, Roland Holland replied that he will be able to do the inspections next Monday (January 25).

(As a result of the inspection, Roland Holland reported back to the Board on January 26. The report indicated that certain adjustments would need to be made to the work. In a series of emails among the Board members, Roland Holland and the contractor (BLF Enterprises) between January 26-28, an agreement was reached regarding the adjustments. One final note was that the new railing would need to age about 6 – 12 months before it could be stained.)

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b. Rear 3rd Floor Balcony Railings. Discussion followed with respect to repairing the 3rd floor privacy partitions where there is no adjacent deck. An earlier engineering report from Roland Holland indicated that repairs are needed since the partitions could fail with the potential of someone falling down to the first floor. Roland Holland had provided a design for the repairs. After some further discussion, *a motion was made by Bob Surette to obtain estimates on the cost of the repairs per Roland Holland's design; making sure that he clarified what we could use for the privacy part of the wall. The motion was seconded by Joe Pasqualine and passed unanimously.*

(In an email dated January 20, 2021, Bob said he spoke to Roland to clarify his railing system and what we could use for the privacy part of the wall. He did say that he needs to give us a new drawing showing the railing with the privacy part. He said that he should be able to get it to us today (January 21) or tomorrow.)

c. Piling Repairs. Repairs of the pilings by McCarthy Enterprises were completed on November 29, 2020, allowing for the paving of the parking lots to be done. These pilings were at units 624 and 770A.

d. Repaving the Asphalt Driveways. Repaving of the parking lots by S&M Paving Company began December 7 and was completed on December 11.

It was noted that some of the concrete car stops are showing signs of damage (missing pieces of cement, significant cracks, etc.) Joe Pasqualine said he would inspect the stops at the three buildings and make a count of the damaged stops. *(In an email on January 21, 2021, Joe reported there are seven (7) damaged at the 600-building, three (3) at the 700-building, and one (1) at the 770-building).*

e. Bulkhead Erosion between the 700-Building and 686C 94th Street. In an email dated November 2, 2020, it was reported that a copy of the Town of Ocean City letter was sent to one of the 3 owners at 686C (referencing the other 2 owners). The letter requested that they had to repair the drainage issue since their pipe was eroding the bulkhead area on our property. According to Bob Surette, about a month ago, the drainage pipe was removed and rerouted to the front their parking lot. But there remains large erosion holes at our bulkhead. Joe Pasqualine stated he would take a look tomorrow (January 20) and check on the erosion.

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Discussion ensued as to what steps should be taken next, including writing a letter a letter to the owners offering to share the expense; if no response is received, we could contact our attorney to obtain a court judgement on the repair. ***A motion was made by Mike Bufano to write the neighboring owner a letter stating that we need to get the erosion repaired (the repairs will have to be made on parts of both properties) and to share the cost, with copies to the Town of Ocean City and our association attorney. The motion was seconded by Joe Pasqualine and passed unanimously.***

(On January 20, 2021, Igor Conev emailed the Town of Ocean City stating that the repairs have not been completed and it's continuing to wash out our property. Per the same-day response from Jake Doub (Chief Building Official), he stated he has emailed the owner for an update and will let us know what the owner says, and we can proceed from there.)

(In an email dated January 21, Joe Pasqualine said he looked at the erosion and believes the holes have doubled in size since the last time he looked. Joe took several photographs and attached them to his email.)

5. NEW BUSINESS:

a. Fence Damage. In an email dated November 2, 2020, Adele Bradley reported that the fence at the east end of the 600 building which was damaged by the forks on a trash truck and repaired by the city about a month ago has now completely collapsed from the wind and fell onto the neighbor's vehicle. On January 6, 2021, an invoice was received from Ruppert Fence and Deck for the repair of the fence (and the sign).

A claim was submitted by the owner of the car on January 12, 2021. Igor Conev sent the claims adjuster all of the emails. We are awaiting the response from the insurance company.

b. Unit 736. In an email dated January 13, 2021, the owner of unit 736 cited three issues related to his unit and asked for assistance in correcting them: (1) Damage to the concrete car stop; (2) The newly replaced front storm door opens about three quarters of the way before hitting the piling on the left side of his doorway; (3) The owner reported that there are some shingles missing on the roof above his unit. Igor Conev replied to all 3 points in an email on January 15, 2021.

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c. Front Door Replacement. During a walk-through last summer, it was noted that there were two units in the 700-building (units 730 and 734) that had their front doors replaced, which prompted a discussion at this Board meeting: (1) do we have a record of the requests by the owners for the replacement; and (2) are we still required by bylaws and fire code to replace our front doors with a metal fire retardant door.

Igor Conev stated that he will check with the fire marshal for the fire rating required for the doors. In addition, he reported that the Board has no record of a request for front door replacement from unit 734. If the code requires a 90-minute fire rating, then the owner would need to produce the verification; otherwise the door would have to be replaced.

(In an email dated January 20, 2021, Igor reported that he heard back from the building official. There is no requirement for rating there, which is likely why there are windows in all the doors and adjacent to all the doors.)

d. Roof Shingle Issues. In an email dated December 28, 2020, Joe Pasqualine reported that roof shingles have blown off over units 662/664. At this meeting, Joe reported that the repairs have been completed.

e. Canal Side Boardwalk/Finger Pier Maintenance. At the August 18, 2020 Board meeting, discussion ensued regarding the boardwalk and finger pier decking, noting that the wood is warped and dried and basically in a significant state of disrepair. Several Board members mentioned a product called "Deck and Dock" from Sherwin Williams which could be applied and provide a few more years of useful life.

At the September 22, 2020 Board meeting, it was reported that 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. The Board decided to defer on moving forward until the issues with the second floor balconies are resolved.

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Now that the second floor balcony repairs have been completed, this issue was revisited. The Sherwin Williams store will sell us the "Deck and Dock" at a reduced price of \$36/gallon, and it is estimated that 150 gallons would be needed, totaling \$5400. A bid was recently received from Beach Brothers for the labor (\$6500, plus replacement of those boards that are too damaged.) It was noted that we did receive a competing bid, which was significantly higher. Bob Surette mentioned that due to the deterioration of many of the existing nails on the finger piers, galvanized screws should be used (2 on each end of each board) before painting commences. ***A motion was made by Lou Napoli to accept the Beach Brothers proposal pending the additional cost for the galvanized screws of the finger piers. The motion was seconded by Bob Surette and passed unanimously.***

(In an email dated January 21, 2021, Adele Bradley stated that she spoke to Charles Kinelski (Beach Brothers) yesterday regarding his submitted contract. Charles will revise his contract to reflect the cost of using 4 galvanized screws, two on each side, for finger pier boards. In addition, Charles was unaware that the boardwalks on each side of the buildings were part of the original square footage already accounted for, so he will remove that portion of the contract and the additional fee. Also, she advised Charles we would like the actual product application to start the beginning of April which he was agreeable to do.)

6. VIOLATIONS: None reported.

7. ADJOURNMENT: The meeting adjourned at 9:15pm.

8. THE NEXT CDS BOD MEETING – *The next BOD meeting is scheduled for Wednesday, March 24, 2021 at 8pm via Zoom video conference.*