

Casa Del Sol
DRAFT Minutes of the Board of Directors Meeting
June 15, 2021

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

Mike Bufano called the meeting to order at 8:01p.m. via Zoom, and temporarily turned the meeting over to Vice President Bob Surrette.

Participants: Mike Bufano, John Foulkes, Adele Bradley, Bob Surrette, Shaheen Mojibian, Lou Napoli, Carole Rollins and Igor Conev (Mann Properties).

Board Members Absent: None.

ATTENTION UNIT OWNERS

UPCOMING JULY 4TH HOLIDAY WEEKEND

We wish all owners, family and friends to enjoy the upcoming July 4 holiday here at Casa Del Sol. Since safety is our most important concern, we wish to remind all owners of the association rule regarding the use of fireworks:

Rule 12: Fireworks are not permitted for use on Casa Del Sol property. Although the purchase and use of some fireworks are legal in the State of Maryland, they are illegal in the Town of Ocean City.

1. READING AND APPROVAL OF DRAFT MINUTES OF CDS BOARD MEETING of 3-24-2021. *A motion to approve the draft minutes of the CDS Board Meeting of 3-24-2021 was made by Adele Bradley, seconded by Shaheen Mojibian and passed unanimously.*

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2. FINANCIAL REPORT. Shaheen Mojibian reviewed the account balances from the Financial Report effective as of June 3, 2021:

a. Checking (1012)	\$ 74,831
b. Reserves	
i. Money Market Improvement Fund (1060)	\$ 64,084
ii. Farmers Bank CD (1090)	\$ 104,183
iii. Farmers Bank CD (1211)	\$ 68,183
iv. Taylor Bank Money Market (1213)	\$ 175,557
v. Discover Bank (1071)	\$ 82,091
vi. Discover Bank (1072)	\$ 81,380
vii. Discover Bank (1073)	\$ 81,872
Reserves Total:	\$ 657,350

Shaheen reported that the Farmer's Bank CD (1211) matured on April 20, and we will be locked into a new CD. Also, Discover Bank will be closing its business accounts by the end of the year, so we will have to move our Discover Bank CDs (1071, 1072, and 1073) to a new bank by then.

c. Assessments Receivable	
i. Condo Fees (1310)	\$ 3,300

As of the June 3, 2021 financial report, there are four (4) unit owners in arrears of the April 1, 2021 quarterly dues, for a total of \$3,300.

d. Change of Signor on Accounts. At the March 24, 2021 CDS Board Meeting, as a result of Joe Pasqualine's resignation from the Board, a motion was passed to have Mike Bufano remain as signor and Shaheen Mojibian replace Joe Pasqualine as signor on all accounts. Shaheen reported at this Board meeting that he is working the issue.

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e. Bills Paid *(March 25, 2021 - June 1, 2021):*

03/25/21 AP4328 1905	11,120.00	BLF ENTERPRISES PUNCH OUT UNITS
03/25/21 AP4328 1906	421.04	DELMARVA POWER 5500 9769 211
03/25/21 AP4328 1907	945.00	FirePro RENEWAL4-21/3-22
04/01/21 AP4330 1908	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 4/21
04/13/21 AP4342 1909	600.00	COMPTROLLER OF MARYLAND 521223780 MD 500E 2020
04/13/21 AP4342 1910	1,770.29	GEORGE, MILES, BUHR, LLC BALCONY RAILING
04/16/21 AP4347 1911	2,126.42	BEACH BROTHERS, INC. 391
04/16/21 AP4347 1912	540.00	THE SHERWIN WILLIAMS CO. D&D BUCKEYE
05/03/21 AP4363 1913	125.00	BLUE FIN CONSTRUCTION PIER REPAIR
05/03/21 AP4363 1915	366.56	DELMARVA POWER 5500 8705 018
05/03/21 AP4363 1916	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 5/21
05/03/21 AP4363 1917	1,996.22	THE SHERWIN WILLIAMS CO. SUPPLIES JOB # 13
05/19/21 AP4372 1919	90.00	TOWN OF OCEAN CITY TOW STICKERS
05/19/21 AP4372 1920	2,015.49	THE SHERWIN WILLIAMS CO. PAINT
06/01/21 AP4383 1921	6,500.00	BEACH BROTHERS, INC. PRESSURE WASH & PAINT
06/01/21 AP4383 1922	276.93	DELMARVA POWER 5500 8705 018
06/01/21 AP4383 1923	62.00	EHRlich PEST CONTROL
06/01/21 AP4383 1924	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 6/21

3. **BUSINESS OF THE CONDOMINIUM:** Nothing reported.

4. OLD BUSINESS:

a. **Bulkhead Erosion between the 700-Building and 686C 94th Street. Ongoing Activities.** Repeated efforts have been made to get the neighboring building owners to comply with repairing the bulkhead erosion. In email exchanges on March 18, 2021, per the attorney representing the neighboring property, they are working diligently and in good faith toward a resolution, but the ditch was still there. Consequently, Mann Properties contacted the City of Ocean City, giving the neighboring owners until May 10 to get it done.

In the meantime, Igor Conev called Blue Fin Construction for a quote of how much it will cost to repair the bulkhead and fill. A proposal was received from Blue Fin Construction on May 26 and included an approximate start date for the repair in the August timeframe.

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Several Board members reported at this Board meeting that the 686C owners recently effected repairs on their side of the bulkhead by filling in the gap with boards and gravel. But the hole in the bulkhead under the boardwalk on the Casa Del Sol side is still there. After some additional discussion, *a motion was made by Bob Surrette to accept the Blue Fin Construction proposal. The motion was seconded by Adele Bradley and passed unanimously.* Igor Conev agreed to contact Blue Fin Construction.

b. Canal Side Boardwalk/Finger Pier Maintenance. Work began in February to replace damaged boards and paint the canal-side boardwalk and finger piers with "Deck and Dock" coating. Bob Surrette added that they looked at replacing any damaged board, but this was clearly cost prohibitive to do so. Only the severely damaged boards were replaced. Charles Kinelski (Beach Brothers) completed the work in May with the following exceptions: at the 700-building, the newly replaced boardwalk boards will need to be painted, and once the gates on both ends of the 700-building are repaired, Beach Brothers will paint the boards in and around the gates.

c. Rear 2nd Floor Balcony Railings. Staining of the newly replaced rear 2nd floor balcony railings by Beach Brothers began during the last week of May. Because of the different wood-types that were used, Beach Brothers stained only the 2x4s and the spindles, but not the pressure treated top railings or 4x4 posts, which require more time to dry out. These will be completed in the fall. Following the final staining, the balconies will be power washed. Adele Bradley stated she will discuss getting an updated estimate from Beach Brothers.

d. Rear 3rd Floor Balcony Partitions. Because of the side partition safety issue, 3rd floor balconies not having a neighboring balcony (that is, just empty space all the way down to the first floor deck) will have the partitions replaced up to code. The following units have been identified as needing the side partitions replaced: 614, 622, 626, 650, 654, 658, 664 (2 partitions, 1 on each side), 668, 672, 700, 702, 706, 720, 724, 726, and 770A (2 partitions, 1 on each side). An engineering design was provided by the engineer. Per Igor Conev, BLF Enterprises is getting caught up in its backlog of work and will provide a quote shortly. It was stated that once this work is completed, these balconies can be included along with the final staining of the 2nd floor balcony railings.

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e. Fence Damage. 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. Per Igor Conev, there is now a new insurance adjuster working the issue and Igor will resend all the previous emails to the new adjuster.

5. NEW BUSINESS:

a. Requests from Owner of Unit 658. On May 11, 2021, the new owner of unit 658 cited a repair issue and provided photos. The repair was approved by the Board on May 16.

In another email from the new owner on June 9, a request was made to replace the front "storm door" and photos were provided of the replacement. In several follow-on emails, there was some confusion regarding the request that was for the "entry" door only, and not the storm door. (The owner of unit 658 joined the meeting at this point). She clarified that the request is for the "entry" door, the storm door, and the small window next to the doors.

Discussion ensued regarding the entry (i.e., interior door). The owner desires a white entry door and provided a photograph. Regarding the storm door, Adele Bradley stated that the association has carried a two-door option on the required form, but one of them has been discontinued. At the March 25, 2021 CDS Board Meeting, she made a motion (which was passed) that the EMCO Universal Traditional door replace the now discontinued EMCO Forever Traditional door on the form. This recommendation was approved by Board email vote on May 7. Procedure requires the Board to send the owner a letter summarizing the now approved 2 styles and for the owner to complete and submit the form. After some additional discussion, *a motion was made by Lou Napoli to approve both doors subject to the owner following the procedures. The motion was seconded by Bob Surette and passed unanimously.*

Regarding the small front window next to the doors, it was stated that the fire marshal would need to be consulted for the proper fire rating and this would be an expensive project if it requires a 2-hour rating. The Board recommended that the owner call the fire marshal and meet onsite to discuss the requirements.

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(Mike Bufano returned at this point and assumed control of the meeting)

b. Unit 626. In an email dated April 30, 2021, the owner provided photos regarding issues with one of the pilings in the unit and a broken concrete parking stop. In an email dated May 4, 2021, Igor Conev reported that the repairs are underway. However, regarding the concrete parking stops, it was stated that we need to look at all the parking stops to see which ones are damaged (or missing) and are in need of replacement.

c. Parking Stops. As a follow-on to item 5b. above, Bob Surrette reported that 16 stops need to be replaced. *(In a follow-on email, Bob reported the following units need new parking stops: 600-Building: 614, 618, 626, 632, 634, 638 (missing), 640, 656, 674, 676; 700-Building: 730(missing), 736; 770 Building: 770A, B, C, D(common parking spots in lot)).*

Charles Kinelski (Beach Brothers) quoted a price of \$25 per stop from a facility in Millsboro. Not included however is the cost of his travel to and from Millsboro, removal and disposal of the existing stops, and installing the new stops. Ben Mason will also provide a quote, but his offer will include stops which are encased in rubber/plastic (either orange or green) to deter cracking. This price is \$85 per stop but does include all associated charges. Several Board members commented that by going with Ben Mason's offer, we could wind up with a mix of white and colored stops. After some additional discussion, it was agreed to get a formal quote from both Beach Brothers and Ben Mason.

d. Unit 644. In an email dated April 28, 2021, the owner requested permission to replace the 1975 brown storm door with a white mid-view self-storing storm door. Two models were provided. On May 7, 2021, the Board approved either of the 2 choices. Further, a recommendation was made by Adele Bradley that the EMCO Universal Traditional door to replace the now discontinued EMCO Forever Traditional door on the form. This recommendation was also approved by Board email vote on May 7. (See related item in paragraph 5a.)

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e. Request from Owner of Unit 770D for Boat Lift. In an email dated June 15, 2021 addressed to Mann Properties, the owner of Unit 770D requested approval for the installation of a boat lift. Adele Bradley reiterated that the finger piers/slips are now common property, and according to the Maryland Condominium Law the Board cannot assign common property for one specific owner's use. It can be done but it would require an affirmative vote from all 57 unit owners. Additionally, as an option, Igor Conev stated that the Board can lease common area for up to a year; longer than a year would require 75% of the owners to approve. After some additional discussion, it was agreed to continue reviewing this issue and to place it as an agenda item at the next Annual Association Meeting.

f. Interior Work for Unit 720. In an email dated June 14, 2021 addressed to Mann Properties, the new owner of unit 720 is advising the association of work planned for the unit. As the owner is settling this week, they wanted to share this prior to beginning work next week to make the unit safe and livable for their family. Work includes removing carpeting, replacing flooring, replacing the water heater, upgrading kitchen cabinets and counters and upgrading bathroom finishes. Several Board members stated that permits will be required for any major plumbing and/or electrical work, and that we should reply back to the owner inquiring about permits. (As a follow-on, on June 21, 2021, a photo was taken showing furnishings being stored in the carport, presumably making way for the improvements.) It is not known if the required permits have been obtained.

g. Carport Storage at Unit 730. It was reported that a very large bathtub or shower stall has been stored under the carport for some time. Since the carport cannot be used for storage, it will have to be removed. *(As a follow-on, on June 17, it was reported that the bathtub/shower stall has been moved to the 1st floor rear balcony of the unit.)*

h. Boardwalk Lights. In an email dated June 8, 2021, Lou Napoli reported that rear boardwalk lights located at units 634 and 668 are out.

6. VIOLATIONS: None reported. However Adele Bradley stated that the Violations Form has been modified to include the parking permits rule. The updated form is available on the web site.

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7. **ADJOURMENT:** The meeting adjourned at 9:02pm.

8. **THE NEXT CDS BOD MEETING – *The next BOD meeting is scheduled for Tuesday, August 17, 2021 via Zoom video conference at 8pm.***