

**Casa Del Sol**  
**DRAFT Minutes of the Board of Directors Meeting**  
**August 17, 2021**

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

**Mike Bufano called the meeting to order at 8:08p.m. via Zoom.**

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

**Board Members Absent:** None.

**1. READING AND APPROVAL OF DRAFT MINUTES OF CDS BOARD MEETING of 6-15-2021.** *A motion to approve the draft minutes of the CDS Board Meeting of 6-15-2021 was made by Bob Surrette, seconded by Shaheen Mojibian and passed unanimously.*

**2. FINANCIAL REPORT.** Shaheen Mojibian reviewed the account balances from the Financial Report effective as of August 6, 2021:

<b>a. Checking (1012)</b>	<b>\$ 88,312</b>
<b>b. Reserves</b>	
i. Money Market Improvement Fund (1060)	\$ 64,138
ii. Farmers Bank CD (1090)	\$ 104,183
iii. Farmers Bank CD (1211)	\$ 68,183
iv. Taylor Bank Money Market (1213)	\$ 175,631
v. Discover Bank (1071)	\$ 82,091
vi. Discover Bank (1072)	\$ 81,380
vii. Discover Bank (1073)	\$ 81,872
<b>Reserves Total:</b>	<b>\$ 657,478</b>
<b>c. Assessments Receivable</b>	
i. Condo Fees (1310)	<b>\$ 6,600</b>

*As of the August 6, 2021 financial report, there are eight (8) unit owners in arrears of the July 1, 2021 quarterly dues, for a total of \$6,600.*

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**d. Discover Bank CDs.** Discover Bank had announced that it 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. However, Discover closed the accounts early and sent us checks for the 3 CDs. The fully matured amounts of these 3 CDs (\$246,947.14) were temporarily deposited into the associations' checking account on August 10.

Shaheen Mojibian reported that he has been shopping around for new investment opportunities for the former Discover CDs. Synchrony Bank is offering CDs at 0.55% for 18-24 months and 0.25% for 6 months. Igor Conev suggested we try a money market account at Farmers Bank which will not lock the money for a specific time and may offer a better rate of return. The Board members also discussed options for distributing the funds into the money market/new CDs and leaving some in the reserve account to cover expected upcoming expenses. After some additional discussion, Shaheen agreed that he will assemble his information and report back to the Board for a decision.

**e. Bills Paid *(June 1, 2021 - August 3, 2021):***

06/01/21 AP4383 1925	88.40	SANDPIPER ENERGY 06-067163
06/01/21 AP4383 1926	2,556.00	THE SHERWIN WILLIAMS CO. PAINT
06/17/21 AP4400 1927	68.90	ABC PRINTERS, INC □ 410-11 RULES
06/17/21 AP4400 1928	105.59	FIRE PROTECTIVE SERVICES EXTINGUISHER SERVICE
06/17/21 AP4400 1929	VOIDED	SANDPIPER ENERGY 06-0671693
06/17/21 AP4400 1930	766.87	TOWN OF OCEAN CITY WATER
06/17/21 AP4400 1931	160.00	THE SHERWIN WILLIAMS CO. o40210505a703491
06/24/21 AP4407 VH3718	195.00	MANN PROPERTIES, INC. ANNUAL MEETING
07/01/21 AP4409 VH3723	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 7/21
07/01/21 AP4410 1932	272.31	DELMARVA POWER 5500 9769 211
07/01/21 AP4410 1934	165.60	THE SHERWIN WILLIAMS CO. PAINT
07/16/21 AP4417 1935	6,840.00	BEACH BROTHERS, INC. PAINT 2ND FLOOR RAILINGS
07/16/21 AP4417 1936	107.03	Ed Patchett, Inc GFI BUBBLE COVER
07/16/21 AP4417 1937	192.92	FirePro REPLACED BATTERY
08/03/21 AP4426 1938	282.04	DELMARVA POWER 5500 8705 018
08/03/21 AP4426 1939	1,160.00	MANN PROPERTIES, INC. MANAGEMENT FEE 8/21
08/03/21 AP4426 1940	11,322.00	SELECTIVE INSURANCE-FLOOD FLOOD
08/03/21 AP4426 1941	20.00	TOWN OF OCEAN CITY 478/585 BULK PU

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**3. BUSINESS OF THE CONDOMINIUM.**

**a. 2022 Budget.** John Foulkes reminded the Board that a draft 2022 budget will be an agenda item at the next Board meeting, scheduled for October 19. Igor Conev indicated that the expected higher cost of the condominium insurance policy will be an issue.

**4. OLD BUSINESS:**

**a. Bulkhead Erosion between the 700-Building and 686C 94th Street. Ongoing Activities.** At the June 15, 2021 Board meeting, a motion was passed to accept the Blue Fin Construction proposal to repair the bulkhead. In addition, Blue Fin indicated that an approximate start date for the repair would be in the August timeframe. As of this Board meeting, Blue Fin has not made repairs. Igor Conev stated that he would keep calling.

**b. Canal Side Maintenance:**

**i. Boardwalk/Finger Piers.** Adele Bradley reported all the repair work is completed including repairs of the two gates at the 700-building. Staining of the remaining boards including the boards by the gates should be completed by the second week of September.

**ii. Rear 2<sup>nd</sup> Floor Balcony Railings.** Adele Bradley reported that the remaining unstained portions of the railings would be completed after the balconies are power washed, probably by the end of September.

**iii. Rear 3<sup>rd</sup> Floor Balcony Partitions.** As reported at the June 15, 2021 Board meeting, there are 17 3<sup>rd</sup> floor balcony partitions need to be repaired or replaced. These are at units 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). A proposal for the repairs/replacements from BLF Enterprises was received on August 16. The proposal was discussed at this Board meeting, and several questions were raised, since the proposal quoted only 4 partitions and the cost seemed excessive. Igor Conev agreed to contact BLF and clarify that there are 17 partitions that need repair and ask for an updated quote. It was also agreed to get at least one more estimate. Owners are reminded that the cost of the repairs to the partitions will be assessed back to the owners.

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After some additional discussion, *Bob Surette made a motion that the existing power washing and staining contract with Beach Brothers be revised to state that all 3 levels be power washed and stained, with the exception of holding off on the staining of the new 3<sup>rd</sup> floor partitions until the wood is sufficiently dry. The motion was seconded by Adele Bradley and passed unanimously.*

**OWNERS:**

***DUE TO THE EXPECTED POWER WASHING AND STAINING ACTIVITIES MENTIONED IN PARAGRAPH 4b, IT IS STRONGLY ADVISED THAT ALL FURNITURE AND OTHER ITEMS STORED ON THE BALCONIES BE REMOVED NO LATER THAN THE END OF SEPTEMBER.***

**IMPORTANT:**

***Mike Bufano stated that we need to receive the revised contract from Beach Brothers AND any 3<sup>rd</sup> floor partition repair estimates before the next Board meeting (scheduled for October) for our review and approval (via email), so that work can commence as planned in September.***

**c. Fence Damage.** Per Igor Conev at the June 15, 2021 Board meeting, there is a new insurance adjuster working the issue and Igor has sent all the previous emails to the new adjuster. The issue involved damage to the fence on the east end of the 600-building (which perhaps damaged a vehicle on the neighboring property), most likely caused by the trash trucks pushing the trash cans into the fence. *Bob Surette made a motion that a contractor be hired to install wooden stops between the trash cans and the fence on the east end of the 600-building. The motion was seconded by Carole Rollins and passed unanimously.*

It was mentioned that perhaps Charles Kinelski (Beach Brothers) might be interested in installing these stops.

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*(In a follow-up email from Bob Surrette on August 22, 2021, Bob stated that he met with Charles Kinelski on Saturday (August 21) and discussed the issue with the trash cans. Charles will be sending us a quote for installing a stop between the trash cans and the fence.)*

#### 5. NEW BUSINESS:

**a. Parking Stops.** After the June 15, 2021 Board meeting, Bob Surrette reported that 16 units are in need of either new stops or have stops that are in need of replacement: 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 including the cost of his travel to and from Millsboro, removal and disposal of the existing stops and installing the new stops. After some discussion, it was agreed that the quote from Charles Kinelski (Beach Brothers) was preferred to a proposal from BLF Enterprises (Ben Mason); a complete proposal from Beach Brothers is required.

**b. Request from Owner of Unit 770D.** In an email dated June 28, 2021, the owner of unit 770D inquired as to whether the association would approve the installation of a floating dock. The Board agreed that approval would be granted provided a formal request is submitted including all specifications for the dock.

#### **c. Miscellaneous.**

**i. Electrical Box.** Mike Bufano reported that the electrical box at unit 652 doesn't work; apparently the breaker trips each time something is plugged into it.

**ii. Satellite Dish.** In an email on August 16, 2021, a unit owner reported that there is a satellite dish on the second floor balcony at unit 646 but isn't sure if was left by the previous owner or even if it is operational. Adele Bradley indicated she will follow up with the owner of unit 646.

**6. VIOLATIONS:** None reported.

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7. **ADJOURMENT:** The meeting adjourned at 9:31pm.

8. **THE NEXT CDS BOD MEETING –** *The next BOD meeting is scheduled for Tuesday, October 19, 2021 via Zoom video conference at 8pm. The main topic on the agenda will be review and approval of the 2022 budget.*