

CASA DEL SOL CONDOMINIUM

<http://www.casadel-sol-ocmd.com>

BOARD OF DIRECTORS MEETING via Zoom Tuesday, June 13th, 2023

CALL TO ORDER

The meeting was called to order at 8:01 p.m. by President Adele Bradley via Zoom.

PARTICIPANTS: Adele Bradley, Bob Surette, Tom Bell, Suzy Hartz, Lou Napoli, Rick Stryjewski and Igor Conev representing Mann Properties.

BOARD MEMBER(S) ABSENT: Doug Rollins

OWNERS/GUESTS PRESENT: None.

1) APPROVAL OF THE DRAFT MINUTES OF THE CDS BOARD MEETING ON 05/23/2023

Motion: Bob Surette made a motion to approve the draft minutes of the meeting. Rick Stryjewski seconded the motion. The motion was passed unanimously by the the Board.

2) CDS FINANCIAL REPORT

Tom Bell delivered the following financial report. Below are the account balances as of June 1st, 2023.

a. Checking (1012)(1013)	\$140,972.82
b. Reserves	
(1) Money Market Improvement Fund (1060)	\$20,349.30
(2) Charles Schwab Accts (1074, 1075, 1076)	\$223,645.28
(3) Charles Schwab CDs (1077, 1078, 1079, 1081,1082)	\$466,072.17
Reserves Total:	\$710,066.75
c. Assessments Receivable	
Condo Fees (1310)	\$5341.00

d. CDS Reserves

e. Type	Investment	Interest rate	Maturity date	Purchase date	Purchase amount
CD	Northeast Bank ME (Schwab 1074)	4.65%	6/14/23	12/07/22	100,000
CD	PNC Bank, Ntnl	4.8%	12/15/23	12/07/22	123,000

	Assoc PA (Schwab 1075)				
CD	Celtic Bank UT (Schwab 1077)	3.9%	2/24/27	2/9/23	90,000
CD	Customers Bank PA (Schwab 1078)	4.7%	8/16/24	2/9/23	90,000
CD	Raymond James Bank FL (Schwab 1079)	4.55%	2/18/25	2/9/23	90,000
CD	EagleBank MD (Schwab 1081)	4.25%	2/24/26	2/9/23	90,000
CD	CIBC Bank (Schwab 1082)	4.5%	06/2028	06/2023	106,072.17

e. **Bills Paid (May 2, 2023 – June 1, 2023):**

06/01/23	Check #1041	549.20	D & B SERVICES
06/01/23	Check # 1042	124.82	DELMARVA POWER
06/01/23	Check #1043	1,218.00	MANN PROPERTIES, INC.
06/01/23	Check #1044	1,150.00	PELICAN PAINTING
06/01/23	Check #1045	1,142.00	RAINTREE SERVICES INC
06/01/23	Check #1046	175.00	TOWN OF OCEAN CITY TRASH P/U
06/01/23	Check #1047	431.00	THE SHERWIN WILLIAMS CO.
06/01/23	Check #1048	780.00	WILLIAMS,MOORE,SHOCKLEY&H COMM

BUSINESS OF THE CONDOMINIUM

3) OLD BUSINESS:

a) **Approval of Procurement Policy for approving CDS HOA expenses/engaging contractors.**

Motion: Adele Bradley made a motion to adopt the procurement policy effective June 13th, 2023. Suzy Hartz seconded the motion. The motion was passed unanimously by the the Board.

b) **Request to consider changing 770 boat slips and finger docks from Common Elements to Limited Common Elements to enable boat lift installation in the 770 boat slips.**

Doug Rollins requested that he be given additional time to research another option. There was brief discussion by the Board concerning liability and parameters, Maryland Condo laws, bi-laws and mandates. Several items were noted including:

- Moving forward with this request will require the approval of all 57 unit owners.
- Slips are common property – not individually owned (no CDS owner pays pier taxes).

Doug will report his findings at the next meeting.

c) **Replacement sliding door and window design/drawings.**

Lou Napoli reported that nothing had been received from GMB Engineering Services as of this date. Lou is waiting on an update and should have something in the next 2 weeks.

d) **Leaning fence behind trash cans at west end of 600 parking lot.**

There is major construction taking place at Seagrass and trees are falling. Construction workers believe there is an HOA for the building and gave a card with information. The Board is currently seeking additional information.

e) **Request for approval by Unit 730 to install floating boat lift.**

Owners will let Igor know when they plan to install.

f) **Policy for installation of cameras at CDS units.**

Motion: Tom made a motion to approve the second version of the camera policy (which includes 'rear camera pointed toward the unit owner's boat slip') Adele seconded the motion and it was passed unanimously by the Board.

Lou Napoli suggested that the following be added to version 2 of the camera policy:

- If for any reason law enforcement needs to view a video, access should be granted.
- CDS Board will periodically check the position of cameras to make sure procedure and protocols are being followed.

g) **Termite protection on 94th Street side of CDS buildings.**

Doug Rollins will report findings at the July meeting.

H. **Proposal from Beach Brothers to power wash and stain east and west gates of the 600 and 700 buildings as well as the new fence behind trash cans at the 700 building.**

Update will be given at July's meeting.

I. **Spring inspection report**

All prior concerns have been addressed and resolved. Discussion ensued regarding other options for the dissemination of information to owners regarding rules, bi-laws etc in attempt to build community and prevent misinformation from being circulated. Rick and Suzy agreed to meet to further discuss ways to distribute information and provide additional clarity.

4) NEW BUSINESS

a. **Discussion on reinvesting \$100,000 Northeast Bank CD coming due 6/14/23 into a 3 month CD.**

Motion: Tom Bell made a motion to invest into into People's Bank of Ohio at 5.3% for 3 months. Rick Stryjewski seconded the motion and it was passed unanimously by the Board.

Note: Per above schedule, another CD will reach maturity in December of this year.

b. Redoing the caulking on the units.

Per photos taken by Tom Bell, caulking is cracking on front and back side of CDS units. It's been about 10 years since it's been done. Per Igor, this usually needs replacing by the ten year mark. Lou offered to contact Roland (engineer) regarding cost and timing.

c. Approval of front doors by owners of 726.

Igor is waiting to hear from owner.

d. Violations

- (1) Vacasa is still issuing parking permits when they are not authorized to do so. Vacasa was first notified on May 24th of the CDS policy that vehicles must have a CDS hanging tag and still Vacasa continues to issue 'permits'. It is imperative that owners contact Mann Properties if/when they are renting their units. Any vehicle with an invalid pass will be fined.
- (2) Bulk Items (front door and bicycle) left on West end of 700 Building. The CDS HOA is now left with the cost of pick up.

5) REMINDERS of RULES and REGULATIONS:

Bulk Pick Up: It is each CDS Unit Owner's responsibility to schedule and pay for their own bulk trash pick up. Service operates MONDAY – FRIDAY MAY 1, 2023 TO SEPTEMBER 30, 2023. The cost is \$40 for the first item, \$75 for up to three items and \$10 for each additional item. For more information, please call 410-524-0318 or email thenderson@oceancitymd.gov.

#3 -Parking: Each unit is allowed two parking spaces. One in the unit's carport and one in the parking lot on a first come, first served basis. The vehicle parked in the lot must display the assigned parking tag from the rear-view mirror or front windshield area in plain view. Vehicles violating this rule may be subject to tow at the owner's expense. During the off season from Labor Day to Memorial Day owners may take advantage of additional parking spaces in the lot.

#7 - Noise: Be respectful. The Ocean City Town ordinance strictly enforces that no disruptive noises be made between 12 midnight and 7:00 a.m. in such a manner as to be heard at a distance of 50 feet from the building or structure from which it is located. If disruptive or excessive noise occurs between the above hours, please call the Ocean City Police Department at 410-723-6600 and specify the unit involved.

#12 - Fireworks: 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.

6) NEXT CDS BOARD MEETING IS JULY 18, 2023 at 8:00PM via ZOOM.

7) ADJOURNMENT

Motion: Lou Napoli made a motion to adjourn the meeting at 9:55pm. Rick Stryjewski seconded the motion and it was passed unanimously.