

CASA DEL SOL CONDOMINIUM

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

BOARD OF DIRECTORS MEETING via Zoom
08/15/2023

MINUTES

The meeting was called to order at 8:02 by President Adele Bradley.

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

BOARD MEMBERS ABSENT: Doug Rollins

OWNERS/GUESTS PRESENT: None

Motion: A motion was made by Adele and seconded by Suzy to amend the agenda as follows: Under Old Business, F. - add BLF Proposal and Under New Business, C, eliminate New Board Member position, Master of Information. The motion passed unanimously.

1) APPROVAL OF THE DRAFT MINUTES OF THE CDS BOARD MEETING ON 07/18/2023

Motion: Bob Surette made a motion to approve the July minutes. Lou Napoli seconded the motion. Adele, Lou, Rick, Igor and Suzy approved the motion. Tom Bell opposed.

2.) CDS FINANCIAL REPORT

Tom Bell reported the following with the account balances as of August 1st, 2023.

a) Checking (1012)(1013)	\$178,343.28
b) Reserves	
1. Money Market Improvement Fund	\$20,409.56
2. Charles Schwab Cash (1076)	\$2637.69
3. Charles Schwab CD's 1075, 1077, 1078, 1079, 1081, 1082, 1214	\$691,000.00
Reserves Total:	\$714,047.25
c) Assessments Receivable	
Condo Fees:	\$5,826.00
d) CDS Reserves	

Type	Investment	Interest	Maturity	Purchase	Purchase
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		rate	date	date	amount
CD	Merchant's Bank (Schwab 1214)	5.35%	09/26/23	06/15/23	102,000
CD	PNC Bank, Ntnl Assoc PA (Schwab 1075)	4.8%	12/15/23	12/07/22	123,000
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	UBS (Schwab 1082)	4.5%	06/2028	06/2023	106,0000

e. Bills Paid (July 2 – August 1, 2023):

07/15/23	Check # 1054	\$180.00	BLF ENTERPRISES
07/15/23	Check #1055	\$144.64	FIRE PROTECTIVE SERVICES
07/15/23	Check # 1056	\$529.00	RAINTREE SERVICES INC
08/01/23	Check # 1057	\$124.35	DELMARVA POWER
08/01/23	Check # 1058	\$1,218.00	MANN PROPERTIES, INC.

BUSINESS OF THE CONDOMINIUM

3. INSURANCE RENEWAL UPDATE

No update yet.

4. OLD BUSINESS:

A. GMB Engineering Policy regarding replacing sliders and windows

Lou is hoping to hear something this week.

B. Leaning fence behind trash cans at west end of 600 parking lot

Igor is still looking into things.

C. Unit 730 Request to install floating boat ramp

No word as of yet.

D. Annual Termite Inspection Plan

Three quotes were received and reviewed.

- o *Bid from Woody's Pest Control (as per Doug's conversation) \$75 per unit*
- o *Bid from Bennett Termite & Pest Solutions, LLC \$1100 total all 3 buildings*
- o *Bid from Brasure's Pest Control - \$840 total all 3 buildings*

Motion: Tom Bell made a motion to approve and move forward with the proposal from Brasure's Pest Control Services. Bob seconded the motion and it was passed unanimously by the Board. Adele will sign the proposal this week.

E. Additional Means to distribute information to owners

Suzy Hartz and Rick Styjewski met briefly and are going to attempt to orchestrate some casual face-to-face gatherings with members of the CDS community. Stay tuned!

F. Redoing Caulk on exterior of Units, including reattaching of Azek Cladding with screws. The following bids have been received:

- BLF: 53,865.00
- East Coast Contracting - \$71,515 (highly recommends power washing – dirt will make it so it does not stick).
- Waiting on another bid

G. Twisted finger pier between Units 670 & 672

Still waiting on Ben's Marine service to evaluate.

H. Water Main Break Unit 676

On July 26, 2023, DB Plumbing returned to Unit 676 and permanently fixed the water main break. CDS will pay the bill and then assess the owner accordingly.

NEW BUSINESS

a. Time Limit for Board Members to comment on Agenda Items

Motion: In an effort to have more productive and less time consuming meetings, Adele made a motion to limit discussion/commentary to 2 minutes per board member on agenda topics. In a conversation with Mann Properties and according to Roberts Rules of Order - this is a common occurrence with other boards to keep everyone on track with what is listed on the agenda. Adele stated if the subject matter is of an emergent topic or requires additional discussion/commentary the motion will be relaxed to allow everyone to speak with no time limit. Tom second the motion and stated that he had concerns about the 2 minute time limit and that it may cause the board to push through key items in a haphazard manner and that it is boards' responsibility to take things seriously no matter how much time that involves. Adele again reiterated that this motion by no means is to deter anyone from speaking and the motion will be relaxed during discussions of emergent or key topics for full conversation.

Motion / Roll Call Vote: Yes: Lou, Bob, Igor, Suzy No: Tom, Rick

The motion passed by majority vote.

b. 700 Building Boardwalk Damage:

On August 1, 2023 a board member noticed continuous markings, like a stain, on the 700 building boardwalk from the finger pier of Units 720 & 722, traveling west on the boardwalk around Unit 736 and into the parking lot. Both owners are unaware of how these marking occurred. Board Member, Rick Strewjewski attempted to remove the markings and was partially successful. Rick stated that he felt power washing would eliminate remaining markings. The wood is not gouged or scraped only minor markings. At this time the board has decided not to do anything further. If anyone has knowledge of how these marking occurred, please contact Igor at Mann Properties 410-289-6156

c. Request for New Board Position, Minister of Information

Topic eliminated through Motion to amend agenda

d. Discussion about ventilation, moisture and spray foam in the crawl space.

Discussion ensued on a wide range of topics including mold, humidity, rot and the general understanding regarding for what owners are and are not responsible. Example: According to the original plats and declaration, the first and third floor balconies are owner responsibility and the 2nd floor balcony is CDS responsibility. Questions arose about overall structural integrity, general common elements (page 3 of Declaration) and if there is potential for a 'domino' effect if one unit has a problem etc. Igor is going to further review and ask Attorney Chris Woodley to discern who is responsible for the crawl spaces including the structural pilings; joists; beams; etc. as there are some differences between the master deed and amended declaration.

NEXT CDS BOARD MEETING will be 09/05/2023 at 8:00PM

I. ADJOURNMENT

Motion: Suzy made a motion to adjourn the meeting at 9:03 PM. Lou seconded the motion and it was passed unanimously.