

Call to Order: The meeting was called to order by President Adele Bradley at 8:01PM.

Participants: Adele Bradley, Suzy Hartz, Bob Surette, Tom Bell, Lou Napoli, Bill Oldham and Igor Conev - representing Mann Properties.

Board Members Absent: Rick Stryjewski

Owners Present: None

1. APPROVAL OF THE MINUTES OF THE CDS BOARD MEETING IN AUGUST

Motion: Tom made a motion to approve minutes with a correction indicating the insurance went up 24K – which is equivalent to \$400 per unit per year. Bob seconded motion and it passed unanimously.

2. 2025 BUDGET

The main difference in the 3 options is insurance. No one knows what insurance will be next year. Auditors are increasingly difficult to find and the increase in audits is at about 14%.

Motion: Tom made a motion to increase building coverage by 10% (Note: CDS no longer has a blanket limit) – each building has to pay on its own. Lou seconded the motion and it passed unanimously.

Motion: Tom made the motion to increase the quarterly dues to \$1,450 per quarter to cover the Insurance increases as well as to begin repaying back the reserves that were utilized for the building-wide caulking. Lou seconded the motion and it passed unanimously .

3. CDS FINANCIAL REPORT

a. Checking (1011)	\$39,075.62
b. Reserves	
1. Schwab-Cash (1071, 1084)	\$98,040.62
2. Charles Schwab & Flag Star CD's 1077, 1079, 1081, 1082, 1083, 1085	\$689,000.00
c. Assessments Receivable (Condo Fees)	\$11,869.00

Sub Total Cash: \$ 826,116.24

d. CDS Reserves

Type	Investment	Interest rate	Maturity date	Purchase date	Purchase amount
CD	Morgan Stanley (Utah) (Schwab 1078)	3.8%	08/16/29	08/16/24	90,000
CD	Raymond James Bank FL (Schwab 1079)	4.55%	2/18/25	2/9/23	90,000
CD	Flag Star Bank CD	4.85%	04/24/2025	01/17/2024	123,000
CD	EagleBank MD (Schwab 1081)	4.25%	2/24/26	2/9/23	90,000
CD	Celtic Bank UT (Schwab 1077)	3.9%	2/24/27	2/9/23	90,000
CD	UBS (Schwab 1082)	4.5%	06/01/2028	05/24/2023	106,0000
CD	Morgan Stanley	4.65%	05/30/2029	05/22/2024	100,000

Bills Paid (08/22/2024 -10/15/2024)

08/22/2024 32995 - 222.60 ; Fire Pro Chk # 5021
 08/27/2024 33963 - 138.49 ; Delmarva Power Chk # 5022
 08/27/2024 33963 - 111.74; Delmarva Power Chk # 5022
 08/27/2024 33963 - 43.14; Delmarva Power Chk # 5022
 08/28/2024 34183 - 40.00; Town Of Ocean City Chk # 5023
 09/03/2024 36223 - 1,218.00; Mann Properties, Inc. Chk # 5024
 09/05/2024 37500 - 53.10; Town Of Ocean City Chk # 5025
 09/05/2024 37500 - 395.30; Town Of Ocean City Chk # 5025
 09/05/2024 37500 - 631.30; Town Of Ocean City Chk # 5025
 09/05/2024 37500 - 531.00; Town Of Ocean City Chk # 5025
 09/11/2024 39274 - 116,114; Nfp Insurance Chk # 5026
 09/23/2024 42126 - 450.00; Seal Tech Of Delmarva, Llc Chk # 5027
 09/23/2024 42128 - 289.18; Beach Bum Rentals Chk # 5028
 10/01/2024 44866 - 1,218.00; Mann Properties, Inc. Chk # 5029
 10/07/2024 50478 - 43.23; Delmarva Power Chk # 5030
 10/07/2024 50478 - 124.84; Delmarva Power Chk # 5030
 10/07/2024 50478 - 110.94; Delmarva Power Chk # 5030
 10/08/2024 50782 - 175.00; Beach Bum Rentals Chk # 5031
 10/10/2024 52141 - 40,000.00 Acct#0336-BOD Transfer; Charles Schwab Chk # 5032
 10/15/2024 53191 - 5,450.00; Seal Tech Of Delmarva, Llc Chk # 5033

BUSINESS OF THE CONDOMINIUM

NEW BUSINESS

A. Discussion on notification to owners regarding Rules, Regulations and Bylaws' violations.

- Proper way to notify unit owners. Process is in place for a rules violation. Violation given – Mann Properties notified. If it is a by-law violation, letter will be sent from management to owner. Owner will be given the opportunity to correct the violation.

B. Communications between Board and Management Company

- The moving of owner items to facilitate the sealing of the parking areas was immense. Further discussion will take place as to how best to communicate important information to owners. Subject line changes in emails is one option.

C. Approved via email: Request and approval for Unit 674 to install a new main front door and storm door.

D. Approved via email: Request and approval for Unit 622 to install gate on deck.

E. Request for approval for Unit 718 to install an outdoor Ceiling Fan on the third floor balcony joist back middle (second floor).

***Motion** – Adele made a motion to approve the ceiling fan installation. Tom seconded the motion and it passed unanimously.*

OLD BUSINESS:

A. Amendment to Rule #2:

PROPOSED AMENDMENT is now the New Rule (Owners had 30 days to respond)

Carports, balconies, decks and area under the deck are to be kept neat and clean and not to be used for hanging clothing or towels over the railings or for storage purposes, i.e., beer kegs, trash cans, construction materials or full gas cans, etc. Nothing should be stored in the carport which would encumber anyone from parking in that space.

B. Proposed policy regarding Insurance and Short-Term Rentals: - Bill will continue to review. There are also discussions happening with city council of OCMD. The Town is considering limiting short term rentals.

While owners are welcome to rent their units, they are responsible for the conduct of their guests. As such, the following conditions must be met:

- In accordance with the Code of the Town of Ocean City Section 14, all rental units must have a current rental license and noise control permit.
- Any owners who intend to utilize their unit for rental purposes should provide notification to the CDS board / Mann properties including the Town issued license control number.
- Owners will ensure that tenants understand and comply with all Casa Del Sol community guidelines. Owners are responsible for any violations by tenants or any other guests and may result in fines or other penalties. If you are reported to the city for

October 22nd, 2024

renting without a license, you will be fined \$1000 by the city. Put on annual meeting agenda. Ordinances around licensing.

- C. **Proper installation of camera – Unit 670.** Will email.
- D. **Fire Pro Meeting** – on 08/16 Board members met with reps of Firepro to discuss upgrading current fire system. Options are being considered.
- E. – We can NOT afford to lose our insurance. Main focus is safety and security.
- F. **Loose Dock Piling** – maybe get put on the schedule April 1st.

REMINDERS

- **No charcoal grills are permitted.**
- **All grills must remain on boardwalk area behind decks.**
- **New online payment and information system** via Cinc Systems (please refer to letter / email from Igor Conev).
- **Annual Meeting will be held on April 12th, 2025**

Next CDS Board Meeting: Tuesday, November 19th – 8:00PM.

ADJOURNMENT: Motion: Bill made a motion at 9:29PM to adjourn the meeting. Suzy seconded the motion. It passed unanimously.