

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

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

Board Members Absent: Lou Napoli

Owners Present: None

1. APPROVAL OF THE MINUTES OF THE CDS BOARD MEETING IN JUNE:

Motion: Adele made a motion to approve the minutes. Rick seconded the motion and it passed unanimously.

2. CDS FINANCIAL REPORT (Systems were down) – The fourth of July holiday has delayed some clearing, and there were software updates causing a delay in information in time for the minutes.

c. CDS Reserves

Type	Investment	Interest rate	Maturity date	Purchase date	Purchase amount
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	Flag Star Bank CD	4.85%	04/2025	01/2024	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%	06/2028	06/2023	106,000
CD	Morgan Stanley	4.65%	05/2029	05/2024	100,000

BUSINESS OF THE CONDOMINIUM

NEW BUSINESS

A. Amendment to Rule#2 (prompted by conditions of carport in 700 building – see email from June 24th) Carports being used as storage area – not allowing for a car to park in the carport. Adele proposed changing verbiage to further clarify neatness etc. – Beach buggy, beach chairs stored in carport on a day-to-day basis from Memorial Day to Labor Day not a problem. Bottom line: The use of the carport should not encumber the parking of a car. Adele will propose the amendment at the next meeting.

July 16th, 2024 – 8:00PM

B. Proposed Bylaw Amendment regarding Insurance and Short-Term Rentals

- It's strongly recommended to have a minimum week rental, but that cannot be enforced. Discussion ensued regarding township licensure and management companies as well as displaying a rental license in a visible spot. This would be for safety and emergency purposes. A rental license should be provided to the Board or Mann properties. Bill Oldham proposed to draft a policy for review at the next meetings.

OLD BUSINESS:

- A. Replacement of numbers on rear of units** – all have been replaced. If you feel your numbers need to be replaced, please let us know.
- B. Proper installation of camera** - TBC
- C. Status Update: Cost of asphalt patch due to pieces dug up around equipment box – 700 Building** (Sealtech is sending someone out to look – and get us a quote).
- D. Numbers on large trash containers indicating they are CDS property** – should be completed by the White Marlin Open.
- E. Replacement of trash can (east side 700 building) and wind block solution** – trash can has been ordered – they are seldom knocked over. Will keep an eye to see if this is a continuing problem.
- F. Leak investigation / Water Testing – Unit 660** (will review and discuss next meeting)
- G. Piling Caps** – Bill has the piling caps and will get to Jake.

RE M I N D E R S

- **Parking Passes must be used in parking lot.**
- **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: August 27th, 2024, 8:00PM

ADJOURNMENT: Motion: Suzy made a motion to adjourn the meeting at 9:08pm. Rick seconded the motion, and it passed unanimously.