

April 8th, 2025

Call to Order: The meeting was called to order by Bob Surette at 8:01PM

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

Owners Present: None

Board Members Absent: Adele Bradley

1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting in February 2025:

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

Igor invited Benny Thuma of Ben's Marine:

Benny was on the call to address questions regarding pilings and bulkheads.

- Bulkheads are losing some dirt - probably have about 2 years.
- Piling replacement is costly because of cost for the barge. Would save money to do more than just a few pilings. Nothing is falling apart. All the same age – so have same deterioration. (Pilings do ultimately need to be replaced).
- Pier and mooring pole replacement could be completed in 2 weeks. 17 piers – 18 Mooring Poles – 5 poles per pier.
- Finger piers can't go out any further – we are already at our 20%

Benny will send proposal/estimate. Igor will help CDS reach out to two other companies for estimates.

2. CDS FINANCIAL REPORT

a. Checking (1011)

\$120,050.03

b. Reserves

- | | |
|---|--------------|
| 1. Schwab Treasury & Cash
(1076,1084) | \$189,231.11 |
| 2. Schwab Morgan Stanley CD's
1077, 1079, 1081, 1082, 1083, 1085, 1086 | \$689,000.00 |

Total Cash and Investments:

\$ 998,281.14

c. CDS Reserves

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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	American Express Bank (Schwab 1079)	4.25%	2/20/30	2/20/25	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 (1086)	4.65%	05/30/2029	05/22/2024	100,000

d. Assessments Receivable (Condo Fees)

\$ 32,067.00

Bills Paid (02/15/2025 – 04/04/2025)

- 02/24/2025 - 175.00 Taylor Bank Operating - 3901 Inv # 254947; Pigg, Krahl, Stern & Co. Chk # 5058
- 02/28/2025 - 44.16 Taylor Bank Operating - 3901 Inv # 200782292874; Delmarva Power Chk # 5059
- 02/28/2025 - 193.41 Taylor Bank Operating - 3901 Inv # 200932160318; Delmarva Power Chk # 5059
- 02/28/2025 - 185.84 Taylor Bank Operating - 3901 Inv # 200142461678; Delmarva Power Chk # 5059
- 02/28/2025 - 213.59 Taylor Bank Operating - 3901 Inv # 41616; Ed Patchett, Inc. Chk # 5060
- 03/03/2025 - 1,278.92 Taylor Bank Operating - 3901 Inv # ; Mann Properties, Inc. Chk # 5061
- 03/05/2025 - 129.80 Taylor Bank Operating - 3901 Inv # 03012025; Town Of Ocean City Chk # 5062
- 03/05/2025 - 64.90 Taylor Bank Operating - 3901 Inv # 03012025#2; Town Of Ocean City Chk # 5062
- 03/05/2025 - 5.90 Taylor Bank Operating - 3901 Inv # 03012025#3; Town Of Ocean City Chk # 5062
- 03/05/2025 - 342.20 Taylor Bank Operating - 3901 Inv # 03012025#4; Town Of Ocean City Chk # 5062
- 03/11/2025 - \$ 467.75 Taylor Bank Operating - 3901 Inv # 31110; Fire Pro Chk # 5063
- 03/17/2025 - 1,344.00 Taylor Bank Operating - 3901 Inv # 31162; Fire Pro Chk # 5064
- 03/28/2025 - 2,833.00 MD-2025 Estimated Tax Payment; Comptroller Of Maryland Chk # 5065
- 04/01/2025 - 365.50 Taylor Bank Operating - 3901 Inv # 31172; Fire Pro Chk # 5066
- 04/01/2025 - 1,278.92 Taylor Bank Operating - 3901 Inv # ; Mann Properties, Inc. Chk # 5067
- 04/03/2025 - 151.84 Taylor Bank Operating - 3901 Inv # 200662359159; Delmarva Power Chk # 5068
- 04/04/2025 - 173.52 Taylor Bank Operating - 3901 Inv # 200412416840; Delmarva Power Chk # 5069
- 04/04/2025 - 44.06 Taylor Bank Operating - 3901 Inv # 200962100917; Delmarva Power Chk # 5069

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BUSINESS OF THE CONDOMINIUM

NEW BUSINESS

- A. Review of Agenda and Protocol for 2025 Annual Meeting
- B. Casa Del Sol Inspection Report – little things that Joe may be able to take care of for us – will discuss in May.
- C. Review of Audit – Tom said it's all tied up and we are all good.
- D. Approval of Ring Style Camera, Unit 620 rear canal side.
- E. Wrong location – needs to be moved. Must adhere to camera policy.
- F. Incident at Unit 634 involving Delmarva Power – no date as to when things will be finished up.
- G. Request from Unit 658 to renovate upper and lower bathrooms
- H. No need to request for inside – we just ask that they follow policies and ask for timing of renovations. Dumpsters can't be put in the parking lot etc.
- I. Request from Unit 712 to install fan on 2nd floor balcony canal side (similar to 710)
Motion: Bob made a motion to approve the request for 712. Suzy seconded the motion, and it passed unanimously.
- J. Unit 714 – decision on fine imposition – OCMD said nothing was wrong – discussion in future.
- K. Unit 714 – request to install a gate
Motion: Tom made a motion to approve the request. Lou seconded the motion, and it passed unanimously.

OLD BUSINESS:

- A. Approval of Proposed policy regarding Insurance and Short-Term Rentals (Many thanks to Bill) - - one piece is optional – docking of rental unit boats with the piers – common property (owner's use only) – or #2 – Risk on our part (i.e. – cannot rent out dock) – cover again in next meeting. (An owner asked if they could rent the boat slip).
- B. Unit 714 – Ring Camera Violation (Igor) – rectified.
- C. Number decals on remaining units – waiting to confirm full completion.
- D. Fire Pro Meeting – . Options are being considered.
- E. Loose Dock Piling – Contact was made with marine company – scheduling will be done in the Spring. Igor emailed.
- F. Tops of Pylons – will discuss at meeting in May.

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REMINDERS

- **Ocean City, Maryland – (April 7, 2025):** The Town of Ocean City's Public Works Department will begin conducting the spring hydrant flushing of the water system beginning Sunday, April 20. The hydrant flushing, which is done bi-annually, will progress from south to north, beginning on South 1st Street and covering several blocks per day.
- ***Please - call in emergencies!*** There is 24-7-365 live answering service (emails are not monitored in this manner).
- **HVAC Maintenance – and Dryer Vent Cleaning:** Owners are encouraged to set up annual / bi-annual maintenance. These preventative maintenances not only ensure safety but can prevent exorbitant repair costs in the future. Ocean Breeze.

Once again - No charcoal grills are permitted.

- **Next CDS Board Meeting:** May 27th at 8:00PM.

ADJOURNMENT: Motion: Bob made a motion to adjourn the meeting 9:10pm. Bill seconded the motion, and the meeting was adjourned.