

May 27<sup>th</sup>, 2025

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

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

**Owners Present: None**

**Board Members Absent:** Rick Stryjewski

## 1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting in April, 2025:

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

## 2. CDS FINANCIAL REPORT

### a. Checking (1011)

\$135,579.13

### b. Reserves

1. Schwab Treasury & Cash  
(1076,1084)

\$315,960.41

2. Schwab | Morgan Stanley CD's  
1077, 1081, 1082, 1083, 1085, 1086

\$566,000

**Total Cash and Investments:**

**\$ 1,019.539.54**

### c. 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	American Express Bank (Schwab 1079)	4.25%	2/20/30	2/20/25	90,000
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 (1085)	4.65%	05/30/2029	05/22/2024	100,000

### d. Assessments Receivable (Condo Fees)

\$ 7,417

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*A CD matured in April – hence the larger amount in cash/treasury reserves.*

*Tom has looked at different CD's - length and interest rates. Discussion ensued about upcoming expenses. Igor mentioned that the money/interest made on a Treasury Bill is not state-income taxable.*

**Motion:** *Tom made a motion to purchase a 4.25% one year treasury – for 129K. Bill seconded the motion and it passed unanimously.*

***Bills Paid (04/04/25 – 04/30/25)***

- 04/14/2025 123249 90.00 - Accounts Payable Inv # 04012025; Town Of Ocean City Chk # 5071
- 04/15/2025 124167 234.15 - Accounts Payable Inv # 31186; Fire Pro Chk # 5072
- \* 04/15/2025 124169 5,700.00 - Accounts Payable Inv # 255893; Pigg, Krah, Stern & Co. Chk # 5073
- 04/28/2025 128226 43.48 - Accounts Payable Inv # 200052520014; Delmarva Power Chk # 5074
- 04/28/2025 128226 162.38 - Accounts Payable Inv # 200702362712; Delmarva Power Chk # 5074
- 04/28/2025 128226 138.12 - Accounts Payable Inv # 200832301262; Delmarva Power Chk # 5074
- 04/29/2025 129756 1,278.92 - Accounts Payable Inv # ; Mann Properties, Inc. Chk # 5075
- 04/30/2025 130102 400.00 - Accounts Payable Inv # 04072025; Robin Sheare Chk # 5076
- 04/30/2025 130104 1,450.00 - Accounts Payable Inv # 04262025; Joseph Pasqualine, III Chk # 5077
  
- - \* *Audit Cost*

**BUSINESS OF THE CONDOMINIUM**

**NEW BUSINESS :**

- A. Unit 656 – installation of outdoor receptacle (see email dated 04/10) – must meet code, GFI protection (plus breaker) – if adding a breaker – contractor / electrician must get a permit, and third party inspection. (This is all owner responsibility). Waiting to hear.
- B. Management contract – increase allowance to \$1500 for more efficiency.  
Mann Properties has a limit to how much money can be spent without Board approval (currently \$750). With inflation, costs rise every year.

**Motion:** *Adele made a motion to increase Mann properties spending allowance to \$1500. Bob seconded the motion, and it passed unanimously.*

- C. Roof / Gutters – Igor will follow up with Raintree. Weather and schedules have not cooperated. Waiting to hear back. Raintree sent a 5 year contract.

**Motion:** *Adele made a motion to sign a three year contract with Raintree. Bob seconded The motion passed unanimously.*

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**OLD BUSINESS:**

- A. Approval of Proposed policy regarding Insurance and Short-Term Rentals (Many thanks to Bill). Discussion ensued regarding boat slips (which are common property) and rental policy.

***Motion:** Tom made a motion to pass the policy including the owner-use only of boat slips. Bob seconded the motion and it passed unanimously.*

- B. CDS Inspection Report (little things that Joe may be able to take care of?). A punch list will be made this week.
- C. Approval of Ring Style Camera, Unit 620 rear canal side (was in wrong location) – *Tom was in communication with owner. Active video did not block out (per policy). Tom will send an email.*
- D. Incident at Unit 634 involving Delmarva Power – waiting to see if fence has been completed.
- E. Fire Pro Meeting – . Options are being considered.
- F. Loose Dock Piling – Contact was made with marine company – scheduling will be done in the Spring. Igor emailed.
- G. Tops of Pylons – will discuss at meeting in May. Joe contacted Jake and got the pylon caps that had been purchased. They were not the sizes needed. Igor ordered (not in black. They aren't in yet.

**REMINDERS:**

Dear Homeowners, We are fortunate to be part of a wonderful community where mutual respect and consideration make all the difference. To ensure we continue enjoying a peaceful and friendly neighborhood, we kindly ask that all homeowners practice courtesy in daily interactions and shared spaces. Whether it's respecting quiet hours, keeping common areas clean, or simply greeting neighbors with kindness, small actions contribute to a positive living experience for everyone. Thank you for your commitment to fostering a welcoming and respectful environment for all!

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- ***Please keep carports free of excess storage*** – Carports are intended for vehicle parking and should not be used for extended periods of time for storage of personal items, furniture, or debris.
- ***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 was recommended.
- **Annual Meeting scheduled for April 18<sup>th</sup>, 2026**

### **REMINDERS of RULES and REGULATIONS:**

**#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.

**#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.

**Once again - No charcoal grills are permitted.**

- **Next CDS Board Meeting: June 24<sup>th</sup>, 2025**

**ADJOURNMENT: Motion:** Suzy made a motion to adjourn the meeting at 9:10pm. Lou seconded the motion and it passed unanimously.