

August 5, 2025

**Call to Order:** President Adele Bradley called the meeting to order at 8:03PM.

**Board Members Present:** Adele Bradley, Bob Surette, Rick Stryjewski, Tom Bell, Lou Napoli, Bill Oldham and Igor Conev - representing Mann Properties.

**Owners Present:** Unit 714 – Cara Jones

**Board Members Absent:** Suzy Hartz

Cara Jones of Unit 714 was invited to the meeting to address concerns related to:

- Placement of chairs potentially impeding access on the boardwalk
- Installation of a fan on common property

Adele reiterated the purpose of Cara's invitation and outlined the agenda items.

- Igor welcomed Cara and emphasized the importance of maintaining a safe and inclusive community. He noted that resale packages provided to new owners contain extensive documentation, and occasionally, key details may be overlooked. Igor clarified that the condominium regime is a form of ownership governed by **Title 11 of the Real Property Regime**.
- He explained the distinction between **General Common Elements** and **Limited Common Elements**:
  - *General*: Includes the roof, parking lot, siding, and 2nd floor balconies (originally part of a shared walkway).
  - *Limited*: Includes the interior of individual units.
  - Notably, 1st and 3rd floor balconies were added after the HOA's formation in the 1970s.
- When questions arise regarding ownership or responsibility, the Board refers to the bylaws and declaration. For example, although owners may technically own their doors and windows, changes such as installing a non-standard door color must undergo architectural review to preserve uniformity.

Adele and Igor emphasized that any exterior modifications require formal approval, in part due to insurance requirements. Licensed and insured contractors must be used to maintain coverage and secure favorable rates.

- The Board has consulted with the Fire Marshal regarding egress requirements. As occupancy increases, the required width of egress pathways also increases.

After further discussion, Cara agreed to remove the chairs and fan.

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**1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting on June 24, 2025:**

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

**CDS FINANCIAL REPORT (June)**

**a. Checking (1011) \$198,526.02**

**b. Reserves**

- |   |              |
|---|--------------|
| 1. Schwab Treasury & Cash (1076,1084)                             | \$193,915.69 |
| 2. Schwab/Morgan Stanley CD's 1077, 1081, 1082, 1085, 1086, 1087, | \$695,000.00 |

**Total Cash and Investments: \$ 1,087,441.71**

**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
CD	Wells Fargo (Schwab - 1088)	4.3%	06/09/2026	05/29/2025	129,000

**d. Assessments Receivable (Condo Fees) \$ 11,600.00**

As of the meeting – everyone has paid 2<sup>nd</sup> quarter and only three tenants had 3<sup>rd</sup> quarter outstanding.

**Bills Paid (06/16/2025- 07/15/2025)**

- 06/27/2025 137.12 Delmarva Power Chk # 5084

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- 06/27/2025 44.41 - Delmarva Power Chk # 5084
- 06/27/2025 167.63 - Delmarva Power Chk # 5084
- 07/01/2025 154320 363.00 - Raintree Services, Inc Chk # 5085
- 07/01/2025 154320 1,897. - Raintree Services, Inc Chk # 5085
- 07/15/2025 157.41 - Accounts Payable Inv # 120499; Fire Protective Services Chk # 5086
- 07/15/2025 1,382.00 Joseph Pasqualine, III Chk # 5087
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## BUSINESS OF THE CONDOMINIUM

### NEW BUSINESS:

#### A. Insurance Appraisal

- Igor – Last year building values were increased by 10%. Currently insured \$190 per square foot. Igor still believes this is low. Seeking updated appraisal. If appraisal comes back that we need to increase 20% in value – that will translate into a premium increase. Tom: What if there is a hurricane? Igor – Subject to wind deductible (pay the 280K) – it's not blanket coverage which is where the concern lies (can no longer get blanket coverage).

Discussion ensued about over vs under insurance and circumstances that have taken place at other properties outside of CDS. Many double-edged sword scenarios. Flood insurance – up to 250K per unit per FEMA.

***Motion:** Lou made a motion to hire Industrial Appraisal to appraise all 3 buildings. Bob seconded the motion, and it passed unanimously.*

- B. **Gasoline Storage** – Full gas cans have been seen on decks and common property. Owners were contacted. Please use common sense. This is a huge **safety concern** as well as **liability that could negatively impact insurance**. Please NO GAS storage on CDS property.

#### C. Sinking Electrical Box AND

#### D. Trash Receptacle placement near 680

Delmarva moved transformer box – placed over top of two storm drains. Pipe went bad – there was a leak – and caused the transformer to sink. Delmarva replaced the transformer in the location of where one of the trash cans was (about an inch of the sidewalk. Problems have arisen with entry way to parking lot and truck could not get in to empty the trash can. Trash collectors not permitted to get out of vehicle – Can is now being placed on sidewalk after trash removal, and someone needs to move can back. City is aware that there is a problem; however, it may until October before it's fixed. City has stated this is temporary until October when they come back and replace storm water drain line – ground, fence and end of boardwalk will be impacted during the fix (which will be coordinated with Delmarva Power). Lou asked about the size of trash cans. We can buy different sizes – cubic feet and placement notwithstanding.

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**E. CDS 634 – Shutter Approval**

Request for aluminum hurricane shutters on kitchen window and third floor balcony (south facing / front of building). Aesthetically this is not going to be uniform to the property - Extreme weather would hit the North facing side.

A vote took place for shutter approval and was unanimously declined to keep in line with the bylaws that aesthetically exterior must look the same.

**F. CDS 674 / Paulsen -Camera Approval**

Rear camera install was approved for Unit 674; however, the front was not approved due because the request contained a solar panel being attached to the piling. The current policy does not allow for this type of install. Igor will contact the owner.

**G. Request for Deck extension from Cantagallos** – Igor informed owner that this would be owner expense.

**OLD BUSINESS:**

A. Fire Pro Meeting – Options are being considered.

**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!*

- **Dogs:** In Ocean City, Maryland - Dogs must be always kept on a leash in public spaces, including the beach and boardwalk. This includes any common or limited common property at Casa Del Sol which includes parking lots and the canal side boardwalk.

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- **Construction:** Please be mindful of construction work. Sawdust, caused by excessive wood cutting, can damage HVAC systems in the surrounding area. The fine particles can easily clog filters, accumulate in air ducts, on coils as well as the motor, fan and drainage system. If excessive sawing is to be done, we ask that you connect to a dust collection system.
- **Gasoline Storage** – Please do not store gasoline on CDS property.
- **For everyone's safety**, please no ball playing or scootering in the parking lot due to limited visibility and moving vehicles.
- **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).
- **Annual Meeting scheduled for April 18th, 2026**

**ADDITIONAL 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:** September 24<sup>th</sup>, 2025
- **ADJOURNMENT:** *Bob made a motion to adjourn the meeting at 9:15pm. Bill seconded the motion, and it passed unanimously.*