

April 16, 2026

Call to Order President Adele Bradley called the meeting to order at 8:02PM

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

Owners Present: None

Board Members Absent: None

1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting on March 18, 2026.

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

CDS FINANCIAL REPORT

Please see attached ***Balance Sheet Operating End Date: 4/13/2026***

Total Cash/ Cash Equivalents:

\$1,123,054.04

b. 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	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

Assessments Receivable – Condos Feed Owed – as of March 31 - \$3095.00

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BILLS PAID 02/27/2026- 03/31/2026

- 03/02/2026 Check #5125- 1,278.92 - Mann Properties, Inc.-
- 03/10/2026 Check #5126 – Town of Ocean City:
 - o 6.20 Town Of Ocean City
 - o 551.80 Town Of Ocean City
 - o 74.40 Town Of Ocean City
 - o 99.20 Town Of Ocean City
- 03/16/2026 Check #5127 - 625.00 Joseph Pasqualine, III
- 03/20/2026 Check #5128 - 2,945.00 2026-MD Tax Estimate; Comptroller Of Maryland
- 03/20/2026 Check #5129 - 71,285.00 20261st-4th QTR Reserve Charles Schwab
- 03/26/2026 Check #5130 – Delmarva Power:
 - o 191.70 Delmarva Power
 - o 45.53 Delmarva Power
 - o 158.42 Delmarva Power

BUSINESS OF THE CONDOMINIUM

NEW BUSINESS:

- A. Leaks – 648, 654 and 660: Owners have been contacted requesting emails to confirm work has been done.
- B. Clean Up – Oertel – Unit 634 – Oertel has been contacted.
- C. Annual Meeting Preparation – agenda reviewed.

OLD BUSINESS:

- A. All units must have a board approved storm door as mandated by the bi-laws.
- B. Fence and landscaping by 600 Electrical Box.
- C. Pilings have been pounded down. Damaged finger piers will be fixed soon.
- D. Boardwalk Maintenance – Board members will do a walk-through of all 3 board walks and mark the boards that need replacement.
- E. Rental Legal Opinion and Order Document (Chris Woodley) – still waiting. Tom spoke with Chris regarding verbiage to present at the annual meeting.
- F. Fire Alarms | Fire Pro — Waiting for a quote from FirePro regarding replacement. Not allowed to re-paint electrical boxes (per Delmarva Power).

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Motion: Lou made a motion to update fire equipment on exterior of all 3 buildings. Bill seconded the motion - and it passed unanimously.

G. Contract for Stacey Hart and Associates (civil engineer – finger piers) – who will design, obtain permits and go out for bids. Igor will contact to see if contract time frame can be 12 months.

REMINDERS

- **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**

- **Next CDS Board Meeting:** May 21, 2026, at 7pm
- **ADJOURNMENT: Motion:** Bill made a motion to adjourn the meeting at 9:11PM. Suzy seconded and it passed unanimously.