

CASA DEL SOL | BOARD OF DIRECTORS MEETING via Zoom

<http://www.casadel-sol-ocmd.com>

May 21, 2026

Call to Order: President Adele Bradley called the meeting to order at 7:01 p.m.

Board Members Present: Adele Bradley, Bill Oldham, Bob Surrette, Lou Napioli, Tom Bell, Karen Dean
Chris Woodley,
Absent: Rick Stryjewski

Owners Present: Sean Connolly (Unit 716)

Board Members Absent: Rick Stryjewski

CDS FINANCIAL REPORT

Assets

Cash

10-1011-00 Taylor Bank Operating - 3901 \$131,026.26
10-1076-00 Charles Schwab Treasury MM 267,338.50
10-1077-00 Schwab CD Celtic 3.9 2/27 90,000.00
10-1082-00 Schwab CD-UBS 4.5 6/28 106,000.00
10-1084-00 Charles Schwab Bank Sweep 698.80
10-1085-00 Morgan Stanley Fixed Income 100,000.00
10-1086-00 Morgan Stanley BA 90,000.00
10-1087-00 C.Schwab-American Express 90,000.00
10-1088-00 Wells Fargo bank CD-#336-06/09/26 129,000.00
10-1090-00 Schwab CD-State Bank-09/25/30-3.75% 150,000.00
Total Cash: \$1,154,063.56

Total Cash/ Cash Equivalents:

\$1,154,063.56

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
CD	State Bank (1090)	3.75%	09/25/2030	09/25/2025	150,000

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General Ledger Trial Balance

04/01/2026 - 1,344.00	Fire Pro	Chk # 5131
04/01/2026 - 5,900.00	Pigg, Krahl, Stern & Co.	Chk # 5132
04/01/2026 - 1,278.92	Mann Properties, Inc.-Management Module	Chk # 0
04/10/2026 - 90.00	Town Of Ocean City	Chk # 5133
04/15/2026 - 2,500.00	Ben's Marine Construction	Chk # 5134
04/15/2026 - 72.00	Brasure'S Pest Control	Chk # 5135
04/15/2026 - 324.00	Brasure'S Pest Control	Chk # 5135
04/15/2026 - 612.00	Brasure'S Pest Control	Chk # 5135
04/15/2026 - 68.88	Mann Properties, Inc.	Chk # 5136
04/17/2026 - 68.88 -	(Reversal) Mann Properties, Inc.	Chk # 5136
04/30/2026 - 75.00	Town Of Ocean City	Chk # 5137
05/01/2026 - 2,800.00	Ben's Marine Construction	Chk # 5138
05/01/2026 - 204.17	Fire Pro	Chk # 5139
05/01/2026 - 3,153.00	Raintree Services, Inc	Chk # 5140
05/01/2026 - 2,185.00	Joseph Pasqualine, III	Chk # 5141
05/01/2026 - 1,995.00	Mann Properties, Inc.-Management Module	Chk # 0
05/04/2026 - 147.03	Delmarva Power	Chk # 5142
05/04/2026 - 45.28	Delmarva Power	Chk # 5142
05/04/2026 - 180.14	Delmarva Power	Chk # 5142
05/15/2026 - 400.00	Robin Sheare	Chk # 5143

Two units are currently two months behind in assessments.

Three letters have been sent to them by Mann Properties.

BUSINESS OF THE CONDOMINIUM

NEW BUSINESS:

A. Resignation of Rick Strejewski

Adele thanked him and wished him well.

This creates a vacancy on the board.

B. Rental Units – H06 Policy

Requiring property owners who rent to carry insurance naming the association as additional insured may or may not require a bylaw amendment. Tom is contacting an attorney.

C. Approval for Deck Cover - Unit 716

Bob raised concerns about water drainage away from the building. Sean agreed to work with Bob to ensure proper water diversion to the canal and provided his contact information for further discussion.

Motion to approve made by Tom Bell; seconded by Bill Oldham; motion carried.

D. ARB request for an outdoor oscillating fan at 714 CDS

Request was denied, however suggested to submit a request for a ceiling fan to maintain uniformity with other units.

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OLD BUSINESS:

1. Approval of invoice from Ben's Marine for \$2,800.
(Already approved by T. Bell, L.Napoli, B Surette, B. Oldham, K. Dean)
2. Storm doors - Units 670,672 (removed by the current owners)
Under current legal review.
Board position is that owners should put storm doors back by June1.
3. Meeting with Stacey Hart
June 3, 2026 12:30 p.m.
Have questions ready.
4. Boardwalk Repair
Completed; all marked boards have been replaced.
5. Fire Pro – Replacement of pull stations and bells
Will be completed by the middle of June.
6. Graphics on three signs
Completed except for one post in the 600 building.
7. Chris Wood – Gutter/2 sections of fascia metal
Completed.
8. Painting post and repairing loose boards – 700 building
Completed.
9. K Hooks, Kristin Mallery – smoke detectors
They were given the information that we have.

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.
- 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.

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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.

- **Please - call in emergencies!** There is 24-7-365 live answering service (emails are not monitored in this manner).

Next CDS Board Meeting: June 17, 2026; 7 p.m.

ADJOURNMENT: Motion: Bill Oldham
Seconded by Bob Surrette