

**HACIENDA DEL SOL I ASSOCIATION
BOARD MEETING MINUTES
Oct 25th, 2009**

In attendance:

Phil Wentzel – President
Kurt Arthur - Vice President
Bob Smith – Secretary
Joe Breig – Treasurer
Charles St. Pierre

Absent: Larry Mabrey
Mark Carney

Guests in Attendance: Tim Rupp, Mary St. Pierre, Charles Massey, Flo Virtanen, Kathy Fransisco, Ann Breig, Dave & Nancy Moja, Richard & Eleanor Amaral, Patricia Kant, Steve & Terrie Howard

Calling The Role: Phil Wentzel called the role of board members and found sufficient members in attendance to form a quorum.

Bringing The Meeting To Order: The President, Phil Wentzel, brought the meeting to order at 2:31 P.M.

Proof of Notice of Meeting: Phil Wentzel was advised that notice of the meeting was posted on all bulletin boards on October 10th, 2009.

Reading and disposal of unapproved minutes: Secretary Bob Smith advised that there were no unapproved minutes to read.

Septic Tank: Phil advised that the septic tank that serves the pool must be replaced. It has been in the ground since the building was built and has ceased to work effectively. A contract has been signed with Tinsdell Plumbing and the work is scheduled for this week. The work should take about 4 days and will be paid out of the pool reserves.

Building Repairs: Phil has made several calls to Peter Flores of Flores-Hager construction in an effort to schedule the necessary repairs to the building shell. Flores has been to the building to review the outstanding work with Ron Abel, but has yet to provide us with a construction schedule. Some of the delays have been caused by the serious illness of the engineer who works with Flores on the building. A different engineer is scheduled to come out on Tuesday of this week. A list of the work to be done will be provided to Phil once the engineer reviews the work. Flores has been told that we have approximately \$40,000 to spend t his year on repairs. One critical area for repair is the power washing, sealing and painting the East wall of the 09 and 10 stack of the building, were seepage has occurred during heavy rains. Flo Virtanen (209) stated that the south wall of her unit is also seeping in heavy rains. Phil advised that it would be investigated as well.

Expanded Wireless Capacity: At the meeting in August, Tim Rupp advised that he had been advised of a relatively simple and low cost method of increasing the reach of the

wireless Internet connection for the building. Tim stated at this meeting that he is still awaiting further details, and will advise the board as soon as he hears. The board will investigate any and all possible proposals brought forward to increase our coverage.

Update on Website: Phil asked Kurt Arthur to provide the owners an update on the Association's web site that is now up and running very well. Kurt explained the cost of the web site, which was \$250, \$150 of which pays for the domain name for 10 years. An annual charge of \$112 is to pay for web hosting (putting our site www.haciendadelso1.com up on the internet.) Kurt provided a list of the features of the site including; a general area for the public to look us up and see what Hacienda del Sol 1 has to offer, a private owners area, where topics of general interest can be posted, an area where owners could post units for sale or rent with photos that the owners would provide. One area contains all of the Hacienda documents such as the by-laws, Articles of Incorporation, current board meeting minutes plus other topics of interest to renters or guests coming to Hacienda, such as checking in with the managers on arrival etc. with pictures and a bio of the managers. As our new roof progresses, the contractor will input photos of the work as he goes along allowing owners to view the job in progress. Kurt is looking for owners to provide him with suggestions on content, so anyone with electronic copies of photos or other website suggestions should send them to Kurt Arthur at condo@swbell.net. If anyone requires assistance with the web site they should contact Kurt.

Officer's Report: Phil Wentzel announced that the budget is in line with expectations. Joe Breig, Treasurer, had nothing further to add.

Roof Replacement: Phil Wentzel provided the board with an update on the factors leading up to the decision to be made today on replacing the roof;

- Two years ago we had a roofing contractor GSW Roofing inspect the roof and advised that it was in relatively good shape considering the age, and we had another 10 years of useful life.
- At the AGM in 2007 we moved money from the roof reserve fund to the building reserve fund to avoid an assessment for the building. We did this based on the inspection above.
- Last year Lewis Building inspected the roof and provided us with a "Mitigation" Form advising that the roof was in good condition.
- During May of this year when we experienced 5 continuous days of rain, several 5th floor owners complained of water coming into their units from the roof.
- Ron Abel obtained 5 inspections of the roof and 5 quotes on repairing or replacing it.
- In all cases the contractors stated that repairing the existing roof would be a hopeless gesture, which would cost about \$50,000 and not give us any guarantee of solving the problem.
- Phil set up a committee consisting of Tim Rupp, Ron Abel and Charles St. Pierre to review all the quotes and make recommendations on whether a roof replacement is required and which if any of the contractors we should choose.
- Their conclusion is that we need a new roof and recommended that Wayne's Roofing had the best process and company make-up to serve our needs.

After questions were fielded from board members and owners, Bob Smith made a motion to spend up to \$214,815 to contract Wayne's Roofing to replace our roof. Charles St. Pierre seconded the motion and it passed unanimously.

The roofing reserves currently sit at \$72,540, meaning that we will require an assessment of \$142,275 to complete the job. The board is disappointed that this has to occur but little other options are available.

Owners will shortly receive a breakdown of individual costs, and an assessment payment schedule will be forwarded to all owners shortly.

Flo Virtanen (209) asked that money being accumulated in the seawall reserve account be removed and put toward the roof. Phil Wentzel explained that we are currently collecting data for all of our reserve funds to meet Florida Statutes. If the study determines that there are funds available to move to other reserve categories it will be presented at next year's AGM.

While we will continue to collect money for the roof reserve over the next few months, it may be required for unexpected cost addition, so we are not comfortable in directing it toward the current capitalization of the project.

The benefits of using Wayne's Roofing are:

- No tearing off of the existing roof is required
- This company is currently working right next-door putting on a new roof for Castle Reef and we will benefit from their studies and decision in using this contractor.
- The roofing material is similar to a swimming pool liner that goes right up the sides of the parapet forming a complete seal on the roof. It is a white 80 mil PVC with an available 30-year no dollar limit warranty and a 150 MPH wind rider.
- They have their own in-house electrical and AC contracting department so that there is no need to deal and co-ordinate between several contractors. All other roofing contractors add an additional 25% surcharge to their prices if they have to add an AC or Electrical Contractor to their estimate.
- They do a complete survey of all of our existing air conditioners and provide us with a report on the condition and useful life of each unit.
- They have been in business since 1954 and their price is comparable to other contractors who do not offer the same value and coordination of services.
- Very little noise and interruption will be required.
- They will offer us an excellent price on replacing any AC units that need to be replaced. All new AC units placed are now required to have their air handlers (the unit inside the building) replaced as well as we must all switch to a new type of refrigerant. Their price of \$1300-\$1600 compares to \$2800 to \$4000 quoted by other AC companies.

The Process:

- Their AC representative will inspect all unit air conditioners on the roof and the air handlers in the units. A report will be prepared for the Association, and all owners whose AC units are in very poor condition will be notified directly by the AC representative and quoted a price (see above) to replace both units. If you choose not to have your AC unit replaced at that time, they will move the existing unit into place on the stand and give you a written report.
- The placement of a crane will be necessary to bring equipment up to the roof at the beginning. It will have to be relocated three times during the process.

- AC units for the first section of the roof (probably the 9 & 10 stacks) will be disconnected for most of one day. The AC units and stands will be moved out of the way.
- The existing stones will be removed from the roof using a sweeper similar to a road sweeper, one section at a time. Once a section of the roof is swept, a layer of Dens Deck (a heavy sheetrock) will be laid on the swept roof.
- The new PVC layer will be put in place over the first section and the AC units will be fastened to the stands and reconnected using new wiring enclosures and new AC connections will be made at this time.
- A trench will be cut around the perimeter of the roof where stones will be laid and sealed in place.
- The PVC sections will be sealed and the PVC coating will be run up the parapets and sealed, rendering that section of the wall waterproof.
- Each section of the roof project will take between 6 – 10 days
- Special vents will be added to ensure any residual moisture is removed from the existing roof.
- Some noise will be heard in 5th floor units for a short period in each stage where drilling is required.
- The job is estimated to take 8 to 10 weeks in all, and is expected to start December 1st.

New Business:

Painting the Shuffleboard Court: Flo Virtanen (209) suggested that the shuffleboard court should be painted before the winter people arrive. The board agreed to get some estimates on re-painting it.

Re-painting the Railings: Ann Breig (409) stated that the handrails on the stairwell in the east end of the building should be re-painted. The board agreed to get some prices on repainting all of the handrails.

Removing the Gas Barbeques: Tim Rupp (406) suggested that because summer renters don't always pay for propane when they use the gas barbeques, we should remove them for the summer and replace them with charcoal barbeques. Other suggestions were made to encourage people to pay for the propane rather than go back to the messy and dangerous use of charcoal. After polling the owners, the board decided to leave the gas units in place, move the contribution box closer to the barbeques and improve the signage. We have so few amenities in the building we cannot afford to give any up.

Parking Notices: Flo Virtanen (209) requested that the managers be advised not to be so diligent in placing parking notices on cars when the lot is not full. Several compromise options were offered but they did not alleviate her concern. Phil advised that the managers have been asked to place notices on cars of unknown origin, and unless they are advised by the owners or the visitors, they have no real choice but to place the notices.

Meeting Finale: To confirm the Board's approval of all the decisions made between meetings Joe Breig made a motion to accept the following resolution: "Resolved, that the operations of the condo's business and the activities of officers of the condo association during the past quarter were discussed, and the Directors unanimously approved, ratified and confirmed all

lawful actions of the officers of the condo association during the quarter." The motion was seconded by Phil Wentzel and passed unanimously.

Next Meeting: No date has been set for the next meeting.

Adjournment: Phil Wentzel made a motion to adjourn the meeting, with Kurt Arthur seconding. The board approved unanimously and the meeting was adjourned at 3:45 P.M.

Bob Smith – Secretary for
Board of Directors,
Hacienda Del Sol I