

HACIENDA DEL SOL I ASSOCIATION  
BOARD MEETING MINUTES  
September 22, 2010

In attendance:

Tim Rupp – President in person  
Kurt Arthur - Vice President (via conf call at 2008 hours)  
Craig Hungler – Secretary in person  
Joe Breig – Treasurer in person  
Terry Lingo in person  
Charles St. Pierre via conference call  
Deborah Hall – (joined on phone at 2043hours)

Owners:       Unit# 107     Larry Mabrey  
                  Unit# 209     Florence Virtanen  
                  Unit# 306     Mary Mazzocchi

**Bringing The Meeting To Order:** The President, Tim Rupp, brought the meeting to order at 8:00pm and sufficient board members were in attendance to represent a quorum.

**Motion to waive notice of meeting:** Made by Joe, 2<sup>nd</sup> by Terry, M/C.

**Reading and Disposal of Unapproved Minutes:** Made by Joe, 2<sup>nd</sup> by Terry, M/C.

**Comments and discussions by unit owners:**

Flo Virtanen reminded us that the East stairwell needs to be repaired. Tim advised that is on the list of repairs which the BOD is preparing to contract.

Larry Mabrey indicated that he felt all looks good at the complex.

Joe Breig advised us that he has a problem in 409 with condensation on his tile floors because of the owner under him blowing AC at very cold temperatures. He indicates per his understanding of the Declaration documents, it is the responsibility of the Association to make the corrective repairs since the problem stems from the ductwork connected to 309 air handler and that ductwork is contained within the walls of the building. After a short discussion Joe made a motion to table his issue in light of the manager's report and further discussions, Terry 2<sup>nd</sup> and M/C.

**Report of Managers:**

Ron informed the BOD that the problem with the condensation on the floor as referenced by Joe is the same one experienced in 408 due to ductwork problems in 308 earlier in the year. When the condo was built they used fiberglass duct work within the walls of the building, secured with duct tape. Over the years of use and natural aging, the tape has become brittle

and allowed the pieces of ductwork to become disconnected from each other. This causes a very cold pocket of air immediately below the floor to the condo above, causing the condensation problem. Ron was hired by 308 owners to make the necessary repairs which included cutting out portions of the drywall ceiling, reconnecting the ducts with aluminum tape and then repairing the drywall. Ron advised that this may become a problem in other condos and if it does owners should contact the BOD. Tim advised that the issue of repair responsibility is going to be referred to legal counsel.

### **Unfinished Business:**

#### Grounds and Building:

Parking Lot: Tim advised that we recently had a portion of the lot repaved in order to resolve some drainage issues. While the repaving made the problem better, it did not alleviate it completely. Tim will be in contact with the company for resolution.

Building repairs: The BOD has received one estimate for our annual routine maintenance and repairs to the building. We are expected to receive another within a few days. Specific areas of repair were discussed but final decision will wait until the second bid comes in and the BOD prioritizes the repair list. There was a motion made by Joe and 2<sup>nd</sup> by Tim to authorize up to \$25,000 to be spent this year on building repairs. The motion carried. A note to owners that we will advise when the repairs will commence and exactly what will be affected. While there may be some inconvenience to some we urge everyone to understand that only by completing these types of upkeep repairs will we keep ourselves from having to make major renovations with major assessments.

Occupancy regulation violations: A memo was sent to all owners earlier in the year pointing out the Florida law regulating the number of overnight guests permitted in a condo which is rented. Apparently these types of issues are still taking place sporadically. A motion was made by Craig and 2<sup>nd</sup> by Joe that the BOD immediately send an occupancy violation notification to condo owners when such violations by their renters take place. The motion was carried. This issue will also be one which we will seek legal counsel clarification.

### **Officer's Reports:**

Treasurer's Report: Joe Breig gave the Treasurer's report. There were no questions. Motion to accept report made by Craig and 2<sup>nd</sup> by Terry, M/C.

### **New Business:**

Tim advised us that we have been notified by the insurance company who holds our policy they will not renew our policy at the end of the term. Our insurance agent represents a number of different companies and is confident we will be able to obtain coverage from

another company. Tim appointed a committee of Phil Wentzel and Deborah Hall to oversee that process.

Tim advised us that we had received a proposal from a legal firm to explore having them on retainer for the Association. The BOD had a chance to review the proposal and after discussion a motion was made by Charlie St.Pierre and 2<sup>nd</sup> by Terry to accept the proposal from Becker and Poliakoff for legal counsel and representation. The motion passed. Included in this retainer is a complete legal review of our condo documents which are recorded with the state. Additionally at the first meeting we will be discussing several issues which the BOD has questions regarding.

**Next Meeting:** No immediate dates have been set for a BOD meeting. The BOD did set the date for the **2011 Annual General Membership Meeting for Sunday May 1, 2011 at 2:00pm.**

**Adjournment:** Motion by Craig, 2<sup>nd</sup> by Terry, meeting adjourned at 2110hours.

Craig Hungler – Secretary  
Board of Directors,  
Hacienda Del Sol I