

**HACIENDA DEL SOL I ASSOCIATION
MINUTES OF ANNUAL GENERAL MEETING May 1st 2011**

Call to Order: The President Kurt Arthur (pro-tem) called the meeting to order at 2:00 pm.

Submission of Paperwork: Kurt asked all owners to ensure that they had signed in, and all proxies had been signed in.

Quorum: Kurt Arthur, president, (pro-tem) announced that there were sufficient owners present or represented by proxy to hold the meeting. There were 26 owners present.

Proof of Notice of Meeting: Kurt Arthur asked if there was proof of notice on the bulletin board in the hall. It was agreed that there was proof of notice.

Introduction Of Board Members: Kurt called the roll call, and introduced the board members; Joe Breig, Deborah Hall, Terry Lingo and Tim Rupp were present. Charles St. Pierre attended via conference call. Craig Hungler was absent.

OWNERS PRESENT: Julian & Francis Harvey, unit 101; Brian Neil, unit 102; Bob Moja, unit 104; Scott & Cathy Brown, unit 105; Larry and Linda Mabrey, units 107-308; Kathy Francisco, unit 204; Kurt Arthur, unit 205; Phil & Cathy Wentzel, unit 206; Florence Virtanen, unit 209; Robert & Sheila Smith, unit 301; Josie Carney, unit 302; Craig & Patricia Kant, units 303-410; Tim & Terri Rupp, unit 406; Deborah Hall, unit 408; Joe Brieg, unit 409; Richard Amaral, unit 501; Phillip Hull & Donna Gentile, unit 502; Dave Moja, unit 503; Anita Gilmore, unit 504; Jim Perrott, unit 506; Terry Lingo & Ellen Grinsfelder, unit 507; Eric & Lori Bosse, unit 509; and Mary & Charles St. Pierre, unit 405 (via conference call).

Approval Of Previous Minutes: Kurt Arthur asked for a motion to waive the reading of the minutes. Cathy Brown, unit 105, asked if minutes could be read. Terry Lingo, unit 507, read the January minutes. Bob Smith, unit 301, asked about the wording of "seven night rental" Deborah Hall, unit 408, made the motion that the correction should read, "No stay less than seven nights" Terry Lingo, unit 507, seconded the motion. The motion was passed. The January minutes were accepted.

Deborah Hall, unit 408, read the minutes of the meeting of March 28th. Cathy Brown, unit 105 wanted the minutes to reflect, "She preferred hard wire alarms." Kurt Arthur, unit 205, made a motion to strike "that all 1st floor owners wanted hard wire alarms". Joe Brieg, unit 409, seconded the motion. Motion passed.

Bob Smith, unit 301 stated that the minutes from April 24th had an error. It should state, "Unregistered guest." Terry Lingo unit 507 made the motion to correct the minutes and Joe Breig unit 409 seconded the motion. The motion passed. Deborah Hall stated that this change "unregistered" had been sent out on April 9, 2011 at 1:12 pm and should be re-sent to owners.

Treasurer's Report: Joe Breig, unit 509, gave a report on the finances of the Association. He stated that he was pleased to be able to keep total expenses below budget level and to be able to present a balanced budget for next year without an increase in owners' maintenance fees. Joe Breig, unit 509, also stated that as of March 31st, two owners were behind in their fees, one for \$1,024 and one for \$1,058, but they were owners who pay only several times a year. Ellen Grinsfelder, unit 507, asked what is being done with these late payments. Joe felt that this is not a problem at this time, but will keep an alert on the payments of these owners. Brian Neil, unit 102, asked about a late charge on these payments. Dave Moja, unit 503, asked about the need of a seawall fund. Kurt Arthur, unit 205, stated that would be up to the next board to decide. Terry Lingo, unit 507, made a motion to accept the report. Deborah Hall seconded the motion. Report passed.

Resurfacing the Parking Lot: Tim Rupp, unit 406, gave the report on the parking lot. We had estimates starting at \$29,000 to resurface the lot. Since the parking lot had no potholes and has been resurfaced in the past, the board decided to just seal the parking lot. The estimates ranged from \$3,000 (spray only) to \$4,400 to squeegee the lot. The board accepted the \$4,400 estimate. We needed to repair the drain in the parking. It had sunk 2" and caused a water hazard. We had estimates from \$5,000 to \$13,000. The board accepted the \$5,000 bid. Joe Breig, unit 409, made a motion to accept the report. Terry Lingo, unit 507, seconded, and report passed

Transient Definition: Deborah Hall, unit 408, stated what John Christensen of Becker & Poliakoff said of the word Transient in our Declaration of Condominium. Kathy Brown, unit 105, asked if the next board could use State Statues in their Transient decision. Jim Perrott, unit 506, asked if the board needed 75% of owners. The board took no action on the Transient issue.

Pool Fence: Scott and Cathy Brown, unit 105, gave a report that to hard wire the doors in each of the ground floor units would cost about \$2,850. He stated that the association should set up a maintenance schedule for the alarms and screen doors.

Deborah Hall, unit 105, reported on a letter of April 12th from the city of New Smyrna Beach about the need of door alarms on the 1st floor sliding doors. She read a letter from Michael Knotek, and he stated that the alarms were not needed and that our current fence was okay with the code. Julian Harvey, unit 101, and Brian Neil, unit 102, stated they did not want alarms in their units. Jim Perrott, unit 506, stated we could get insurance without the fence around the pool, and no alarms on the doors. Deborah Hall, unit 408, stated the 2006 board passed the motion for our present fence, and the new board would have to vote on any changes. Discussion closed.

Report on Common Elements: Deborah Hall, unit 408, presented a report. She has checked with the management of five condominiums. They all hand out a limited number of parking passes, and limit the number of renters in a unit. Most of the condominiums limited the pool to the number that the Fire Marshal allows. They use bans or supervise the pool area.

New Business: Since we do not need alarms on the doors, there is no need of alarm maintenance.

Remarks of Owners: Ellen Grinsfelder, unit 507, stated she is happy with Donna and Ron. She has concern with the new boards leadership. She stated they need experience in leadership. She does not feel the new board has that.

Tim Rupp 406, thanked Kurt Arthur, unit 206, for his great work with our Web Site, and for the good job he has done on the board in the past.

Adjournment:
Board of Directors Hacienda del
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