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Board Meeting

January 31, 2012

In attendance:

Tim Rupp
Scott Brown
Charles St Pierre
Joe Breig
Flo Virtanen

On Conference Call:

Patricia Kant

Owners in attendance:

William Birkhimer - Unit 307
Philip Wentzel - Unit 206
Deborah Hall - Unit 408
Bud Shaw – Unit 404

Owners on conference call:

Mark Carney – Unit 302
Marvin Beaman – Unit 310

Tim Rupp called the meeting to order at 7:00PM.

Posting of Notice of Board Meeting:

Charlie St Pierre made a motion to wave the proof of notice of the Board meeting, and Joe Breig seconded it. The motion was carried.

Reading of the minutes of the previous meeting:

Charlie St Pierre made a motion to wave the reading of the previous meeting, and Joe Breig seconded it. The motion was carried.

Comments and discussions by unit owners:

William Birkhimer - Unit 307, Stated that he thought that the Board, and the Managers are doing an outstanding job. Many thanks.

Deborah Hall - Unit 408, Asked to be heard later.

Report of managers:

Tim Rup read the Manager's report. (See Attachment "Managers report January 30, 2012")

Reports of Officers:

A. Treasures Report:

Charlie St Pierre made a motion to wave the reading of the report, and Tim Rupp seconded it. The motion was carried. Tim Rupp said that the reading of the Treasure's report has been waived, but the report will be filed with the financial records of the association for audit. (See Attachment "Treasure's report January 17th, 2012").

Joe Breig explained the results from the Building, and Budget Committees meeting on prioritizing the construction projects for the Owners, and cost of future needed reserves. (See Attachment "Analysis of Maintenance Fees & Reserves as of January 2012"). This is based on the assumption that the Mansard Roof would need replacing, and the building would need painting, both in 5 years. The Building repairs are costing us about \$35,000.00 a year. The bottom line of the report states, "Change in Fees Recommended is 11% increase at a Monthly cost of \$1,979.00. Charlie St Pierre made a motion to make a recommendation to the Budget committee to accept the report, and Scott Brown seconded it. A discussion followed, and it was determined that the 11% increase in the monthly amount is above 125% as set forth in the Bylaws (6.2), and an approval of the majority of the Owners would be required. Joe Breig made a motion to amend the original motion to recommend an increase of the Building reserves by 5%, and a special assessment of 6% for the Roof, and Painting Funds over five years. The final motion was again amended to recommend to the Owners the pending the finalization of the package, and carried forward to the Owners for a supper majority (75% of the Owners) vote. The motion was carried.

B. Secretary Report:

Because the AGM meeting will fall on Mother's day, again, Charlie St Pierre made a motion to move the AGM meeting to May 6th, 2012 at 2:00PM. And, if passed this would move the Candidate request to be no later than March 28th, and mailing of Ballots to the Unit owners would be by April 8th, 2012, and Scott Brown seconded it. The motion was carried. Joe Breig made a motion to propose a Bylaw change to change the AGM meeting to the first Sunday in May. Scott Brown seconded it. The motion was carried.

The Florida legislators at the 2011 session amended Personal Information for Condominiums. (See "Attachment "2011 Summary of changes to Community Association Laws"). Because personal information is now restricted, a form "Owner's list – Written Consent Request Form" is attached for your consideration. If you chose to only have public records in our Owners list, do nothing. However, if you want more of your information published, please fill out the form and mail it to the Office.

C. Reports of Committees

i. Workshop:

Scott Brown presented a copy of the results from the workshop held on November 5th, 2011. Tim Rupp made a motion to move the workshop report to the next meeting, February 20th, 2012 at 7:00PM, and Charlie St Pierre 2nd the motion. The motion was carried.

ii. Insurance:

Phil Wentzel read a report. (See Attachment "Insurance Committee report 1/30/12"). Phil stated our present agent is Mullin & Co., and our insurance companies are: Property, Great American; Windstorm, Citizens Property Insurance Co.; General Liability, Scottsdale Insurance; Directors & Officers, United States Liability Co.; Crime, Travelers Insurance; Umbrella, Greenwich Insurance; Workers Comp; Business First; and Flood, Travelers.

Except for the flood policy and Workers Comp, the other coverage's renew on 6/17/12. Our agent advised that rates have been stable, so there should not be any increase in insurance fees this year. Charlie St Pierre made a motion to accept the report, and Flo Virtanen second it. The motion was carried.

Our mortgage companies are sending in a request to the office for copies of our property, flood, windstorm, and general liability policies. The committee suggested that the board ask Kurt Arthur to post the information on our website, and advise the owners that the information is there.

Reminder; The insurance statues in Florida were changed a couple years ago, and the Association's insurance plan must cover air conditioning systems that service a single unit. Coverage does not include routine service work or repairs.

5. Unfinished Business.

A. East Stairway:

We had new railings installed. The contractor has one more piece of railing to install to complete the job. CTI will do their part (Coating the floor) in February.

B. Matters relating to conduct of unit Owners.

On January 30th, 2012 a letter was sent to all Owners about "Carpets on Balconies and Patios". One Owner has not removed their carpet. Flo Virtanen made a motion, and it was seconded by Scott Brown to send a registered letter with a return receipt. The letter will inform the Owner that they have thirty days to remove the Carpet, or the Manager will have the Carpet removed at their expense. The motion was carried.

6. New Business.

i. Contracts

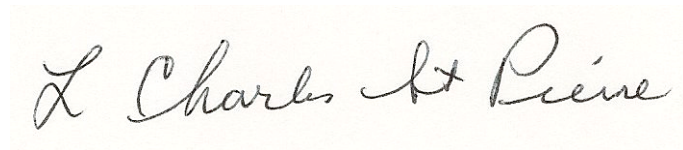
Becker & Poliakoff, P.A. contract is up for renewal at no annual cost for this year. We have a new attorney Brian Miles, and he will be charging \$225.00 an hour. Charlie St Pierre made a motion to sign the contract, and Joe Brieg seconded it. The motion was carried.

The contract for pool maintenance with Keep it Klean is up for renewal at last year's cost. Charlie St Pierre made a motion to sign the contract, and Joe Brieg seconded it. The motion was carried.

- ii. Email from Mr. Beaman – Unit 310 about repairs. Charlie St Pierre stated that he was monitoring the construction for Phil Wentzel in 2007. Because of the extent of the construction Charlie was not able to physically see the construction, but had to rely on pictures that the Forman would take for him. The construction for that year was on a cost-plus bases. Charlie St Pierre made a motion to have Mr. Swan do the repairs at a cost of \$350.00, and Joe Breig seconded it. The motion was carried.

Motion to adjourn at 8:25PM was made by Scott Brown and seconded by Flo Virtanen. The motion was carried.

Submitted By,

A handwritten signature in black ink on a light-colored background. The signature reads "L Charles St Pierre" in a cursive script.

L. Charles St. Pierre – Secretary

Hacienda del Sol 1

Attached:

Managers report January 30, 2012

Treasures report January 17th, 2012

Analysis of Maintenance Fees & Reserves as of January 2012

2011 Summary of changes to Community Association Laws

Owner's List – Written Consent Request Form

Insurance Committee report 1/30/12