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Board Meeting February 20, 2012

In attendance:

Tim Rupp
Scott Brown
Charles St Pierre
Flo Virtanen

On Conference Call:

Patricia Kant

Owners in attendance:

Mary St Pierre – Unit 405
Cathy Brown – Unit 105
Mark Carney – Unit 302

Owners on conference call:

Mary Mazzocchi – Unit 306
Steve Howard – Unit 304

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

Posting of Notice of Board Meeting:

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

Reading of the minutes of the previous meeting:

Scott Brown made a motion to table the reading of the previous meeting, and Patricia Kant seconded it. The motion was carried.

Comments and discussions by unit owners:

There were no discussions or comments from the Owners.

Report of Managers:

Tim Rupp made a motion to table the Managers Report, and Charlie St Pierre seconded it. The motion was carried.

Reports of Officers:

A. Treasures Report:

Scott Brown made a motion to wave the reading of the Treasures' report, and Charlie St Pierre seconded it. The motion was carried.

B. Reports of Committees

Condominium Rules Workshop:

Scott Brown presented a copy of the results from the workshop held on November 5th, 2011.

Condominium Rules

The following Rules and Regulations are set forth by the Board of Directors of **Hacienda Del Sol 1** Association, Inc. and are applicable to all occupants, guests and individual unit owners:

Previously: All occupants must register with the office Manager, upon arrival. All vehicles on the property must display parking passes or they will be subject to towing at the owner's expense. Rental occupants will obtain permission and register all overnight guests with the office manager.

Proposed: **Registration and Parking Passes.** All occupants are required to register with the office manager upon arrival, including obtaining a parking pass for their vehicle(s). All vehicles on the property must display parking passes. Failure to display a parking pass in a vehicle will subject that vehicle to towing at the owner's expense. Occupants renting a unit are required to register all overnight guests with the office manager.

Parking. Because the parking lot is limited to 66 parking spaces, each unit is allocated one unassigned parking space. An additional parking space is available on a first come, first serve basis per unit. Parking per unit is limited to a maximum of two spaces, which may be used for ordinary passenger cars, motorcycles or noncommercial trailers. Additional (off-property) parking may be found on the north side of Matthews Avenue (42nd Avenue).

Previously: Absolutely no pets are allowed by renters in the units. Owners are restricted to one dog under 30 pounds or one cat. Guests of owners with pets must register them with the managers upon arrival.

Proposed: **Pets.** Renters or their guests may not have pets of any kind on the property (Please refer to By-Laws paragraph 7.10).

By-Laws paragraph 7.10 (revised 1/15/93) The owner shall have no pets on the premises other than parakeets, canaries or similar birds, one (1) cat or one (1) canine. The canine shall not exceed thirty (30) pounds in weight, and shall be allowed only on the perimeter of the common property of the Condominium on a leash, or in the owner's arms, and it shall not create a nuisance. The Board is authorized to make reasonable rules, and regulations regarding pets. Owners will ensure that canines are walked at the edge of the Association's property and that feces from the animal is scooped up, placed in a disposal bag, and dropped into a trash receptacle. Pets shall not annoy neighbors, create a sanitation/health problem, or represent a danger to condominium personnel or visitors. Further, pet owners will reimburse the Association for destruction/damage to the common property by their animals. (Renters may not have pets of any kind on the property).

At this point of the meeting Scott Brown made a motion to accept the three changes above, and Charlie St Pierre seconded it. The motion was carried.

Previously: Towels, bathing suits, etc. must be dried in the commercial dryers located on each floor or on drying racks, which may be placed on patios or balconies. Balcony railings, fences, etc., are not to be used for this purpose.

Proposed: Hanging or drying of items on the balcony railings or property fence is prohibited. (Please refer to By-Laws paragraph 7.6 as revised 1/15/93).

Previously: Elevator Etiquette: No dripping swimsuits, please! Wrap a towel around yourself and dry off before entering the elevator. Please instruct your children that playing with an elevator can be dangerous and costly.

Proposed: **Elevator.** Dripping wet swimsuits are prohibited in the elevator. Children must be accompanied by an adult when using the elevator. Playing is prohibited in the elevator.

Previously: Sidewalks and walkways are to be free of obstacles at all times. Floats, toys, fishing rods, etc., should be placed appropriately in individual units, patios or balconies.

Proposed: **Sidewalks and Walkways.** Sidewalks and walkways are to be kept free and clear of obstacles at all times. Mats are not allowed on Walkways.

Previously: Quiet hours at Hacienda Del Sol 1 are observed from 10:00 p.m. to 8:00 a.m.

Proposed: **Quiet Hours.** Quiet hours on the property are observed from 10:00 PM until 8:00 AM. During quiet hours: loud music, talking, noise, etc. that can be heard in adjacent units is prohibited.

Previously: No Construction or renovation activity is allowed on the premises before 8:00 AM or after 6:00 PM Monday to Saturday and No Construction or renovation activity is allowed on the premises on Sundays.

Proposed: **Construction and Renovation Activities.** No construction or renovation activity is allowed on the property before 8:00 AM, or after 6:00 PM Monday to Saturday. No construction or renovation activity is allowed on Sundays or Holidays.

At this point of the meeting Scott Brown made a motion to accept the changes above, Patricia Kant seconded it. The motion was carried.

Previously: Trash chutes are provided in the northwest corner of each floor. Plastic bags are used for all garbage (including but not limited to fish heads). Bags must be securely fastened. Cardboard boxes or Styrofoam are not to be put down the chute. They should be brought downstairs and put in the dumpster through the entrance door of the garbage room. Only bottles, cans, newspapers and plastic bottles can be put into the recycle bins. Any questionable item shall not be put in the recycle bins they should also be thrown in the trash.

Proposed: **Disposal of Trash, Garbage and Recyclables.** Trash chutes are provided at the northwest corner of each floor. Only securely closed plastic bags are to be used for the storage of all trash, and garbage disposed via the garbage chutes. The plastic bags slide freely down the chute to the dumpster below. Do not dispose of cardboard boxes or Styrofoam in the garbage chute, as these materials will block the garbage chute. Glass, cans, newspapers and plastic bottles should be placed in the recycle containers provided that is located on the parking lot at the northwest corner of the building.

Previously: In an effort to conserve energy, please turn off all unnecessary lights. If you open windows or sliding doors are open, please turn off air conditioning/heating unit.

Proposed: (The above was removed.)

Pool Rules (attached) are listed on both property bulletin boards and at the pool area. Please note that these rules are strictly enforced. Pool furniture is not to be removed from the pool area. All rearranged chairs should be replaced in their original position.

Proposed: Please observe pool rules as posted.

Unchanged: Emergency calls only will be accepted for your party at the office. Please give your friends/relatives your individual condo phone number.

Previously: Local Fire Laws do not permit grilling or cooking on the balconies, patios or parking lots. Gas grills are provided on the south side of the cabana. You are responsible for cleaning the grill after use. A \$1.00 donation is requested to replenish the propane gas, and there is a reservation list on the bulletin board in the cabana.

Proposed: **Outdoor Cooking and Open Fires.** Outdoor cooking and open fires are prohibited on patios, balconies and in the common area. Grilling is permitted on the grills provided by the Association in the designated area on the south side of the Cabana.

Unchanged: State and local ordinances prohibit alcoholic beverages, glass containers and pets on the beaches. No glass containers (including bottles in protective containers) allowed in the pool area.

Previously: No skateboards, roller-blades or bikes are allowed in the parking lot, courtyard, sidewalks or walkways.

Proposed: **Skateboarding, skating and bicycle riding are prohibited in the common area, and parking lot.**

Previously: Luggage/grocery carts are located in the 1st floor stairwell. Please return them to that location if you use them.

Proposed: **Luggage and Grocery Carts** are provided for all occupants' convenience. Return them immediately to the designated storage area located on the 1st floor.

At this point of the meeting Charlie St Pierre made a motion to accept the changes above, and Scott Brown seconded it. The motion was carried.

Unchanged: Pool lounges are not to be reserved. There are insufficient pool lounges to allow for reservations when not in use. If a pool lounge is reserved with a towel and is not occupied for an hour or more, the towel will be removed and the lounge freed up for the use of other guests.

Owners or guests will be charged 50 cents per page for outgoing facsimile messages. Facsimile messages longer than 5 pages will be referred to local retail facilities.

Unchanged: Any problems that you may encounter with the condo that you have rented must be discussed with the owners or the rental agency you have rented with. The Managers are not equipped to deal with problems within the condo units except in an emergency as above.

Gate Lock: Please note that the gate on the beach access fence is locked with a combination lock. The combination is posted on the east wall inside the cabana.

New: **Density Limitations.** The New Smyrna Beach Fire Marshall has determined density limitations for the occupancy of units as follows:

- a. For a one-bedroom unit, occupancy is limited to 4 persons
- b. For a two-bedroom unit, occupancy is limited to 5 persons
- c. For a three-bedroom unit, occupancy is limited to 6 persons

These same occupancy limitations apply to renter's use of the common area.

At this point of the meeting Scott Brown made a motion to accept the changes above, and Charlie St Pierre seconded it. The motion was carried.

New: **Carpets on Balconies and Patios.** Carpets are not allowed on Balconies and/or Patios. The purpose for this restriction is that carpets hold moisture, and consequently weakens the concrete along with the acceleration of rust to the steel reinforcing rods, and will ultimately also accelerate the replacement of the Patios and/or Balconies. Flower plants are only allowed if the plants are in a stand with a water catching tray.

At this point of the meeting Scott Brown made a motion to accept the change above, and Charlie St Pierre seconded it. The motion was carried.

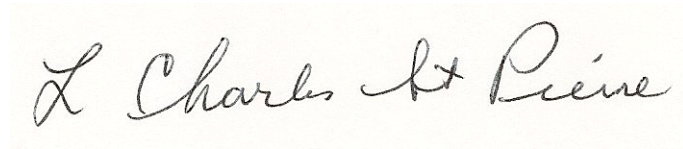
Previously: The Hacienda del Sol 1 Homeowners Association Board has declared the minimum rental period is seven nights.

Proposed: **Weekly Rentals.** (Please refer to Declaration of Condominium paragraph 12. (E), After approval by the Association as hereinafter required, units may be rented, provided the occupancy is only by a single family, and provided further that all requirements of Paragraph 12 above are met. No rooms or parts of a unit may be rented, and no transient tenants may be accommodated.

At this point of the meeting Tim Rupp made motion to change the wording for the definition of transient tenants from “seven nights” to “weekly rentals”, and Charlie St Pierre seconded it. Cathy Brown asked what weekly rentals meant? Tim Rupp answered, “It means you can only rent once a week”. Scott Brown made a request for a roll call vote. Scott Brown voted against it, Patricia Kant voted against it, (After some confusion) Flo Virtanen voted yes, Charles St Pierre voted yes and Tim Rupp voted yes. The motion was carried.

The meeting adjourned at 8:35PM.

Submitted By,

A handwritten signature in cursive script that reads "L Charles St Pierre". The signature is written in black ink on a light-colored, slightly textured background.

L. Charles St. Pierre – Secretary

Hacienda del Sol 1