



4201 South Atlantic Ave.  
New Smyrna Beach, Florida 32169  
Tel #: 386.427.1310  
Fax #: 386.427.0643  
Web Site: [www.haciendadelSol1.com/](http://www.haciendadelSol1.com/)  
E-Mail: [HaciendadelSol1@aol.com](mailto:HaciendadelSol1@aol.com)

Board Meeting                      March 28, 2012

In attendance:

Tim Rupp  
Scott Brown  
Charles St Pierre  
Flo Virtanen  
Joe Breig  
Patricia Kant

On Conference Call:

Jim Perrott

Owners in attendance:

Mary St Pierre – Unit 405  
Cathy Brown & a friend – Unit 105  
Josie Carney – Unit 302  
Julia & Frances Harvey – Unit 101  
Judy Shaw – Unit 404  
Ann Breig – Unit 409  
Janice Petteway – Unit 510  
Deborah Hall Unit – Unit 408

Owners on conference call:

Bob Smith – Unit 301  
Steve Howard – Unit 304  
Tim Bosse – Unit 509

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

Posting of Notice of Board Meeting:

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

Tim Rupp made a motion to wave parliamentary procedure to change the order of the meeting to allow Patricia Kant to point out that she received a letter from her renter on how rude they were treated by Hacienda, and also allow Josie Carney to present the results from the Elevator Committee. Charlie St Pierre 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 Joe Breig seconded it. The motion was carried.

Jim Perrott made a motion to move directly to the Treasures Report. Scott Brown seconded it. The motion was carried.

Scott Brown made a motion to accept the minutes of the February 20<sup>th</sup> meeting. The motion was carried.

Patricia Kant made a motion to address the fair treatment of all renters. Joe Breig seconded it. Jim Perrott and Scott Brown made a request that all votes be roll call votes. Flo Virtanen, yes; Charles St Pierre, yes; Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

The next item in the agenda is the approval of the Condominium Rules. Charles St Pierre started to discuss the new rules and noted that Charlie had made one change in the Emergency number section to show that a cell phone number had been added. Scott Brown made a point of order. A discussion followed. Joe Breig made a motion to table the approval of the Condominium Rules. Scott Brown seconded it. Flo Virtanen, yes; Charles St Pierre, yes; Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

Comments and discussions by unit owners: Jim Perrott stated that the primary issue of this meeting is the Budget. Jim made a motion that we move to the Treasurer report, and Budget, and allow Owners be included or heard. Scott Brown seconded it. Flo Virtanen, yes; Charles St Pierre, yes; Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

Treasurer's report: Joe Breig read the Treasurer report. (Please see attached). Flo Virtanen made a motion to accept the Treasurer's report. Charlie St Pierre seconded it. Flo Virtanen, yes; Charles St Pierre, yes; Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

Approve minutes of the February 20, 2012 Board Meeting: Scott Brown made a motion to accept the minutes of the February 20, 2012 Board Meeting. Jim Perrott seconded it. Flo Virtanen, yes; Charles St Pierre, yes; Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

Proposed Annual Budget: Joe stated that most of the budget is less than last year, with the exception, primarily of Flood Insurance. It was budgeted at \$6,600, but the expense was \$15,200. On the reserves fund we did an analysis in January. The Building, Painting and Roof funds were inadequate to cover the expense down the road. We replaced the Mansard after the 2005 hurricane. The correct material was not available. The increase will be an effort to get us in line.

In 2002 the Secretary received bids on Roof and Painting and they projected when the work would have to be done, so they increased the reserves by 25% a year for 5 years.

A long discussion followed about the reserve fund with everyone chiming in.

Painting: approximately 80% of the building will require repainting at a cost of \$58,000. This may require a special assessment of \$34,000 over 2 years.

Building: The life expectancy of our building, on the Ocean, is 50 years at a cost of \$417,490. The Balconies replacement is projected to be over the next 30 years. This may require a special assessment over 2 to 5 years.

Our bylaws state under section 6.2 (e) that the budget increase amount shall not exceed 125% of the budget, for an account of the previous year. Florida Statutes, Chapter 718, states that the budget increase amount shall not exceed 115% of the budget, for an account of the previous year, but excludes the reserves.

The previous Boards have used Building Reserves to do the annual Building repairs at an average cost of \$30,000 a year. It is the opinion of this board that a special assessment is required to bring us up to the replacement cost. The board will hold a special assessment meeting and review these costs and report to the AGM meeting with their findings.

Elevator: The committee was formed last May. The Committee members are Josie Carney, Kathy Wentzel and Tim Bosse. The committee received three quotes, one from Oracle Elevator for \$19,751.00, the second from Daytona Elevator for \$8,385.00 and third from Palm Elevator Cabs Inc. for \$5,650.00. The committee is recommending Daytona Elevator. They are completing 5 cabs locally, and come highly recommended. Josie commented that she feels that our elevator looks like a service elevator.

Scott Brown made a motion to accept the budget as presented, with the caveat that the Board is to work out the special assessments to fully fund our reserves and fund the Elevator improvement, by consent and follow with a 14 day notice to approve the special assessment. The special assessment meeting will have to be scheduled some time between April 18th and April 25<sup>th</sup>. Patricia Kant seconded the motion. Flo Virtanen, yes; Charles St Pierre, yes; (by proxy by Scott Brown for) Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

Report of Managers:

Please see attached (Managers Report- 3-28-2012).

Report of Offices:

President:

Tim Rupp said that a Mr. Kennedy from Southeast Restoration would attend the AGM meeting to explain building repair concept.

Our Scuffle board is cracking so that we will have to do maintenance on the Scuffle board.

Tim stated that he will need a volunteer to be Secretary for the Owner's meeting as Charlie St Pierre has reservations by Auto Train, and will not be at the meeting. Patricia Kant volunteered.

Secretary Report:

Internet: For the last two years the Internet has been working just fine with the exception of some of the Canadian's Computers. However, this year it has become overloaded and impossible to use in the daytime. We are presently using 10 Mbps download, and 1 Mbps upload for a cost of \$75.00 a month. For \$190.00 a month we can upgrade to 50 Mbps download, and 5 Mbps upload. Flo Virtanen made a motion to upgrade 50 Mbps. Joe Breig seconded it. Flo Virtanen, yes; Charles St Pierre, yes; (by proxy by Scott Brown for) Jim Perrott, yes; Patricia Kant, yes; Joe Breig, yes; Scott Brown, yes. The motion was carried.

Rudeness: Patricia Kant; I had renters that were here last week. I have never met her. I assume she was in her forties. She has three teenage girls with her, and a husband that came over for one or two nights. She was told multiple times to here face "she didn't look like she belong here". She was harassed about using the gate code. I had instructed her that there was a six page, three different documents that everybody gets. She had the right code, some times it worked, and sometime it didn't. But, multiple

times her children were harassed. One time, coming off of the beach, Friday evening, they were told they didn't look like they fit in, and what were they doing on this property. So, that is the short version, I have lots more examples of rudeness, but the bottom line is we are getting a reputation out there that this a very, very unfriendly place to be.

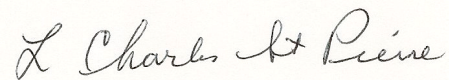
Owners' Comments:

Cathy Brown expressed her concern about the process of getting records. She also, asked for a copy of the Audio and Video recording. Charlie St Pierre stated that "The Camera is his personal equipment, and it is downloaded to his personal computer. Sometimes I make a copy and give it to the office". A disorganized discussion followed with the outcome to be discussed at the next meeting.

*At this point in the meeting, Owners discussions crossed over into personnel document information, so the meeting had to be adjourned, and the Owners were asked to leave. The Board then reconvened in closed section.*

Motion to adjourn at 10:45PM was made by Scott Brown. Joe Breig seconded it. The motion was carried.

Submitted by,

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

L. Charlie St. Pierre – Secretary  
Hacienda del Sol 1

Attached: Manager's Report  
Treasurer's Report