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Board Meeting                      April 30<sup>th</sup>, 2012

In attendance:

Tim Rupp  
Joe Breig  
Scott Brown  
Charles St Pierre  
Flo Virtanen

On Conference Call:

Patricia Kant  
Jim Perrott

Owners in attendance:

Mary St Pierre – Unit 405  
Cathy Brown – Unit 105  
Josie Carney – Unit 302  
Maryann Peyton – Unit 210  
Deborah Hall – Unit 408  
Bob Feldman – Unit 505  
Julia & Frances Harvey – Unit 101

Owners on conference call:

Doug Rose – Unit 208  
Donna Gentile - Unit 502

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 Joe Breig seconded it. The motion was carried.

Reading of the minutes of the previous meeting:

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

Treasurer's report

Joe Breig made a motion to wave the Treasurer's report, and Charles St Pierre seconded it. The motion was carried.

Comments and discussions by unit owners:

Maryann Peyton – Unit 210; brought up the fact the shower handle was missing on the wash tower by the Ocean stairs. She also asked if the faucet by the front of unit 106 is working. No one had an answer.

Flo Virtanen made a new cover to the shuffleboard, scoreboard, and with Ron help they installed it.

Bob Feldman – Unit 505; made a request that we go back to having a rental agent.

Replacing the Managers:

Tim Rupp; Do I have a motion on how to proceed with the replacement of Mr. & Mrs. Abel. Joe Breig made a motion that the final decision be left up to the new board, and that for now we form a committee to start the search. Flo Virtanen seconded it. The motion was carried. The committee that was formed: Scott Brown, Deborah Hall, Josie Carney and Joe Breig.

Temporary help:

Tim Rupp stated that he has found a Handyman that was recommended by Kathy Wentzel, and Bob Smith. He checked with him and he is willing work for \$15.00 and hour. Tim also checked with our Insurance company, and he will be covered by our Workmen's Comp. Joe Breig made a motion to hire him. Flo Virtanen seconded it. A discussion followed which determined that he would be hired as an Independent Contractor. Doug Rose suggested to the board that there be a Background check done. Doug volunteered to that, but it would cost about \$85.00. At the conclusion of the discussion Joe Breig withdrew his motion.

Scott Brown proposed that the Board go into Executive Session known as resolution in the next 2 or 3 days to resolve whether to hire the Handyman or not.

Emergency Cell Phone:

The Abels, some time ago agreed to add an additional cell phone to their account to act as an emergency phone. Donna Abel called Sprint and asked what they would have to pay to take the phone off of their service plan. Sprint stated that they would be charge \$50.00 to shut off the phone. Flo Virtanen made a motion to give the phone back to the Abels, and pay the \$50.00 dollars. Joe Breig seconded it. The motion was carried.

Hamburgers and hotdogs following the AGM meeting:

Following the meeting Flo Virtanen, Nancy and David Moja agreed to host the event.

Tool List:

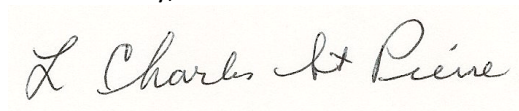
Ron will meet with Tim to review the tool list on May 5<sup>th</sup>.

Unit 103:

Charlie St Pierre went through the unit and found it clean and neat.

Joe Breig made a motion to adjourn the meeting at 8:09PM. Flo Virtanen seconded it. The motion was carried.

Submitted By,



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