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Minutes of Board of Directors Meeting

Date, Time and Place

May 20, 2012, 6:00 PM
Hacienda Del Sol 1 Condominium Cabana
4201 South Atlantic Avenue, New Smyrna Beach, Florida 32169

Presiding Officer

Deborah Hall, President

Establishment of Quorum /Those Present

Board of Directors

Deborah Hall, President
Josie Carney, Vice President
Scott Brown, Secretary
Joe Breig, Treasurer
Brian Neil, Director
Charles St. Pierre, Director (By Phone)
Jim Perrot, Director (By Phone)

Owners

Larry & Linda Mabry, 107 and 308
Bob Smith, 301
Steve & Terri Howard, 304
Kathy Francisco, 204
Cathy Brown, 105
Ann Brieg, 409
Dave Moja, 503
Tim Rupp, 406
Julian & Frances Harvey, 101

Proof of Notice

Proof of Notice of this Board of Directors meeting was waived by the Board of Directors.
Motion by: Joe Brieg, Second by: Josie Carney

Disposal of Unapproved Minutes from Previous Board Meetings

No disposal of unapproved minutes from previous board meetings was required, as this was the first meeting of the 2012-2013 Board of Directors.

Summary of Reports given to the Board of Directors

From: Management Search Committee
Report By: Josie Carney

It was reported that the Management Search Committee's work began April 30, 2012 and included gathering information from companies and persons interested in providing contracted off-site Association Management services and/or on-site management services; and that after inquiring of and evaluating all those interested parties who responded, the Committee selected Sentry Management to present to the Board of Directors towards contracting them to provide off-site Association Management services.

Anne Concannon, Division Vice President, Sentry Management of New Smyrna Beach, spoke to the Board and those owners present about her company and to explain the Management Services Agreement she provided to the Committee for the Board's consideration. Ms. Concannon answered many questions from the Board and Owners present.

After Ms. Concannon departed, the Board and the Owners present discussed at length and with much concern the many matters related to on-site vs. off-site management. This included topics such as contracted off-site Community

Association Management; Board of Directors' management of the Community Association; on-site management; the selection process; costs to the Association; on-site services required; management services related to rentals; security of common area; pool usage, security and maintenance; parking lot usage and security; etc.

The Committee's report, Ms. Concannon's presentation and the related discussion lasted approximately 2 hours and 20 minutes.

Votes or Action Taken by the Board of Directors with Respect to New Business

The following Motion was made by Joe Breig and seconded by Josie Carney:

Hire Sentry Management, Inc. (Sentry) to provide off-site Condominium Association Management (Management) services. Sign a Management Services Agreement (Agreement), to include an initial 90-day trial period. The authorization of the Agreement proposed, means to include:

- If possible a lower monthly rate (less than \$1400).
- An initial service period of 90-days beginning June 1, 2012, including the addition of a clause or clarifying the TERMS OF AGREEMENT such that the Board of Directors can terminate the Agreement with Sentry within the initial 90-days of service without cause or penalty. If Sentry will not remove the penalty fee entirely, then Board will accept a penalty fee of one month.
- Agreement to contain a mutual indemnification clause.
- Agreement to contain a mutual hold harmless clause.
- Agreement to contain a no-cause/without cause termination clause.

The Board of Directors resolved by a majority to approve the above motion, as follows:

Deborah Hall, President	Yea	Brian Neil, Director	Yea
Josie Carney, Vice President	Yea	Charles St. Pierre, Director (By Phone)	Unable to communicate vote
Scott Brown, Secretary	Yea		
Joe Brieg, Treasurer	Yea	Jim Perrot, Director (By Phone)	Yea

Items of pending new business were listed by Directors with input from the Owners present, to be given consideration for the next Board of Directors meeting, as follows:

- Including of the video of the Board meetings to the Association's website
- Elevator cab refurbishment
- Painting of patios
- Setting a schedule of Board meetings for the year
- Windscreen panel replacement
- Create a process by which owners can submit concerns in writing to be addressed by the Board of Directors

Adjournment

Meeting was adjourned at 8:56 PM

Motion by: Joe Brieg; Second by: Josie Carney.

Submitted

Scott Brown

Scott Brown
Secretary