

**MINUTES OF BOARD OF DIRECTORS MEETING  
HACIENDA DEL SOL ASSOCIATION, INC.**

August 9, 2012 at 6:00 PM  
Hacienda Del Sol 1 Cabana  
4201 S. Atlantic Avenue, New Smyrna Beach, 32169

Meeting called to order at 6:00 PM by Scott Brown, presiding.

**Roll Call:**

|                           |         |                              |          |
|---------------------------|---------|------------------------------|----------|
| Joe Breig, Treasurer      | Absent  | Suzette Jones                | Present  |
| Scott Brown, President    | Present | Jim Perrott, Secretary       | Resigned |
| Lynn Feldman, Director    | Present | Charles St. Pierre, Director | Present  |
| Mike Hull, Vice President | Present |                              |          |

**Determination of Quorum:** 5 of the 6 seated Directors are present

**Proof of Notice of Meeting:** Waived. Motion: Lyn Feldman. Second: Suzette Jones. Yeas: 5 Nays: 0

**Minutes of a Previous Meeting**

The Minutes for the Board of Directors Meetings of July 6, 2012 and July 30, 2012 were approved.

Motion: Lyn Feldman. Second: Suzette Jones. Yeas: 5 Nays: 0

**Officer and Committee Reports**

Officer and Committee reports were made by the President, Pool Barrier Committee (Minutes/Report attached), Management Committee (Minutes/Report attached), Insurance Committee (Report attached), Building and Grounds Committee (Report attached) and the Wi-Fi Committee (Report attached).

**Old Business:** None

**New Business**

**Item 1**

Motion: Appoint Kathi Wentzel to the Board of Directors to fill the vacancy created by the resignation of Jim Perrott due to his sale of Unit 506. Motion: Lyn Feldman; Second: Suzette Jones; Yeas: 5 Nays: 0

**Item 2**

Because of the increasing difficulty and expense of securing insurance coverage for the Common Area due to the lack of a pool barrier system that is satisfactory to the insurance underwriters providing coverage for HDS common property, the Board of Directors resolved to install a Pool fence and four self closing gates around the perimeter of the pool.

Motion: The Board of Directors resolves to install a pool fence and four self-closing gates around the perimeter of the pool area. Jim's Fencing Service will be contracted to install the pool fence and gates at a cost not to exceed \$6,000. A shrub screen along the knee wall on the north side of the cabana will be planted by the Association at a cost not to exceed \$500. The total project cost will not to exceed \$6,500. Motion: Lyn Feldman; Second: Suzette Jones; Yeas: 6 Nays: 0

**Item 3**

Motion: Add a rider and purchase additional insurance coverage to increase the Association's umbrella liability insurance policy from \$5,000,000 to \$25,000,000; the prorated premium not to exceed a cost of \$450 for a period of up to no more than three months (September - November 2012) the time required to install the pool fence. Once the fence installation is completed the Association will return the umbrella liability insurance policy to \$5,000,000. The execution of this resolution is dependent upon the Association being able to obtain reasonable and satisfactory terms from the insurance carrier making it possible to temporarily increase coverage by adding a rider to the Association's existing umbrella insurance policy, including paying a prorated premium only for those months for which coverage has been deemed necessary.

Motion: Lyn Feldman. Second: Charlie St. Pierre: Yeas: 5 Nays: 1

**Adjournment:** Meeting Adjourned at 7:30 PM. Motion: Lyn Feldman; Second: Mike Hull Yeas: 6 Nays: 0

Board of Directors Personnel Meeting was held directly following adjournment.