



HACIENDA DEL SOL ASSOCIATION INC

MINUTES

BOARD OF DIRECTORS MEETING

October 18, 2012-6:00P.M.

Hacienda Del Sol 1~Cabana

4201 S. Atlantic Ave.

New Smyrna Beach, FL 32169

The Hacienda Del Sol Association, Inc. Board of Directors held a regular meeting on October 18, 2012 at 6:00 p.m. at Hacienda Del Sol 1. A quorum of the Board was established and Scott Brown called the meeting to order at 6:03p.m. Notice of the meeting was duly posted on the Association property more than forty-eight (48) hours in advance. Officers and Directors present were: Scott Brown (President), Lyn Feldman (Director), Joseph Breig (Treasurer), Charles St. Pierre (Director), Mike Hull (Vice President/Interim Secretary) by conference call, Suzette Jones (Director) by conference call, and Cathi Wentzel (Director) by conference call.

Scott Brown moved to waive the Proof of Notice of this Board of Directors meeting seconded by Joseph Breig and was *unanimously* approved.

Joseph Breig moved that the Minutes of the previous meeting held on August 30, 2012 be approved as distributed, seconded by Charlie St. Pierre and was *unanimously* approved.

President's Report was given by Scott Brown

Introduction of Craig and Lisa Graves as the new onsite Property Caretakers. Discussed the difference in terminology of Caretaker vs. Manager.

All banking is back under the control of the Association with Donna Gentile as Book Keeper

Treasurer's Report:

Waived

Pool Barrier Report was given by Lyn Feldman

Material will be here in 1-2 weeks from today. Jim will be here the Monday following the arrival of material to start the project. Survey needs to be sent to Jim to pull permit. Pricing for extra locks has not been given yet.

Building & Grounds Report:

Waived

Policies& Procedures Report:

Waived

Insurance Report was given by Phil Wentzel

Umbrella policy was increased until the Pool Barrier project is complete

Internet/ Wi-Fi Report:

Waived

Caretaker Report was given by Craig Graves (**Attached**)

A motion was made by Joseph Breig for the Association to facilitate the replacement of the main breakers for each condominium unit. Each Owner shall pay \$80.00 to the Association for a new main breaker and the labor required for installing it to their electric service/meter box. The Association shall pay electric contractor from those funds. Motion was seconded by Lyn Feldman. After brief discussion the vote was taken by roll call. The motion passed.

Joseph Breig	Yea	Charlie St. Pierre	Yea
Mike Hull	Yea	Cathi Wentzel	Yea
Lyn Feldman	Yea	Suzette Jones	Sustained

A motion was made by Joseph Breig that the Association shall notify Owners and winter renters, to the best of their ability, no later than November 15, 2012 to remove any personal property they may be storing in Association' Storage/work Rooms or in the common areas by January 15, 2013; after then the Association shall determine the disposition of that property. Motion was seconded by Suzette Jones and was *unanimously* approved.

Review of concrete maintenance work recommendations/proposals is ongoing.

Review of elevator cab maintenance proposal from Elevator 911 is ongoing.

Replacement options for Cabana/Office HVAC system (which is now not operational) Short question and answer period. Motion was made by Lyn Feldman that the Association shall replace the HVAC system that serves the office area with a box unit. Motion was seconded by Suzette Jones and was *unanimously* approved. Review of a permanent HVAC replacement system will be considered as part of the 2013-2014 budget.

Consideration of painting balconies and patios, decks and railings is ongoing in conjunction with concrete maintenance.

Building Committee will notify Lisa Graves of Meeting date so Notice can be made.

There being no further business, Lyn Feldman made a motion to adjourn the meeting at 7:41 p.m. Motion was seconded by Joseph Breig and was *unanimously* approved.