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Hacienda Del Sol 1  
Board of Directors Meeting  
March 28, 2011  
8:00PM EST

In attendance:

Charlie St. Pierre, Joe Breig, and Deborah Hall

Conference Call:

Kurt Arthur, Terry Lingo,

Owners in attendance:

Phil Wentzel (206), Brian Neal (102), Ann Breig (409), William Birkhimer (307), Scott & Cathy Brown (105), Tim Rupp (406)

Owners on Conference Call:

Robert Smith (301)

Guest: Travis Sargent from Mullin & Co Insurance

Meeting called to order by Vice President Kurt Arthur at 8:00pm.

**Comments and discussion by owners:**

Brian Neal (102) expressed that he was opposed to the Fencing around the Patios. He made reference to the DECLARATION OF CONDOMINIUM, Page 24, Section 15, (c).

Bob Smith (301) questioned the last minutes for the clarification of term "Transient". Deborah Hall stated that she has sent out several emails stating that to her recollection from the meeting that it was nothing less than 7 nights.

Brian Neil asked why the board defined the word "Transient", because in his 18 years as an owner we have always had weekly rentals.

Scott Brown stated that it has always been a gentlemen's agreement for all of these years that we would not do overnight, and that it (the new definition for "Transient") would be hard to enforce, ~~but I agree that people should never stay less than seven nights.~~ Deborah Hall responded that it had been brought to the attention of the Board, that some owners were advertising their units on the web site V.R.B.O. (Vacation Rental By Owner) for one, two and three night rentals. The board received legal advice, and was told the board had to define the term "Transient" as stated in our Declaration of Condominium. Deborah Hall read from the previous minutes that the term "Transient" had been defined as (no stay less than 7 nights).

Brian Neal stated that the door alarm was intrusive to his privacy, and was opposed to its placement, and wanted it removed within 10 days, or he will send a letter to the board.

**Managers Report:**

Charlie St Pierre read the Managers Report. It is attached to the minutes.

**Speaking at meeting of the Board:**

It was brought to the attention of all, that according to the By-Laws, the Board could restrict the length of time that a non Board member can speak during a Board meeting to three (3) minutes.

**Insurance Committee:**

Phil Wentzel (206) read the report from the Insurance Committee. The report is attached to the minutes.

Scott and Cathy Brown (105) ask to speak on the report. Permission was give by Kurt Arthur. Although they do not represent the owners from which they heard from. They said they have 7 ground floor unit owners who want hard wire door and screen alarms. They said the owners of the ground floor unit will maintain the screen doors so the alarms will be in working order. This upkeep of the screen doors will keep the fence from being built around the pool. The motion that "Scott and Cathy Brown are going to get bids on installing hard wire alarms in 14 days." Mr. Travis Sargent from Mullins Co. Ins. stated that if the carrier of the insurance sends out an inspector and one alarm does no work, the carrier can cancel in 30 days. comes out to do their inspection, and if they find that these alarms are not working, they are going to issue a 30 day notice of cancellation. Now you will be running around to get a fence done in 30 days. Joe Breig made the motion, and seconded by Deborah Hall. A motion was made by Joe Breig and it was seconded by Deborah Hall that Scott & Cathy Brown would come back to the board within 14 days, with a cost of having the alarms hard wired on the outside of the units. Kurt Arthur amended the motion that the screen doors be kept in working order by the owner of the ground floor units. M/C.

**Use of common elements:**

Because of complaints from Owners & Renters that outside unregistered guests were, on occasion, taking over the Cabana & Pool area leaving Owners & Renters to limited space for use of the common areas, Ron & Donna are asking for some direction on how to control the amount of excess that our common areas can support. A lengthy discussion followed, and Deborah Hall stated she would ask other condominiums how they regulated the visitors to renters in the Pool and Cabana area. She will report back to the Board.

Note: Because the budget meeting entails possible discussion of employment issues, which is confidential, the Board then closed the meeting.

**Consideration of Budget:**

Joe Breig presented the Budget to the Board. Charlie St Pierre made a motion to accept it as read, and seconded by Joe Breig. M/C.

**Vacancy on Board:**

Because there was a vacancy on the Board, and Tim Rupp is now a co-owner of unit (406) Joe Brieg made a motion and seconded by Charlie St. Pierre to fill the vacancy with Tim Rupp. M/C.

With no other business before the Board a motion was made by Kurt Arthur to close the meeting, and seconded by Joe Breig. M/C. Meeting closed at 10:45pm.

Craig Hungler – Secretary  
(Craig Hungler was absent so Charlie St Pierre recorded the minutes)  
Board of Directors,  
Hacienda Del Sol I

Attachment:  
Insurance Committee Report 03-28-2011  
Managers' Report 3-28-11  
2011-12 Budget HDS1  
Monthly Maintenance Schedule