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Board Meeting

August 16, 2011, 7:00pm.

In attendance:

Tim Rupp
Scott Brown
Joe Breig
Flo Virtanen

On Conference Call:

Jim Perrot
Patricia Kant
Charles St. Pierre

Owners in attendance:

Mark & Josie Carney – Unit 302
Ann Breig – Unit 409

Owners on Conference Call:

Phil Wentzel – Unit 206
Robert Smith – Unit 301
Janice Petteway – Unit 408
Tim Bosse – Unit 509

Tim Rupp called the meeting to order at 7:00pm.

Reading of the previous meeting minutes:

Scott Brown made a motion to wave the reading of the minutes of the previous June 1, 2011 meeting, and Joe Breig seconded it. The motion was carried.

Treasure Report:

Joe Breig read the Treasurer's report (which is attached). Scott Brown made a motion to accept the Treasurer's Report as read, and Flo Virtanen seconded it. The motion was carried.

Comments and discussions by unit owners:

Mark & Josie Carney – Unit 302, sent a letter to all Board members explaining, and picturing the poor condition of our Elevator. They compared our elevator to the surrounding condominiums.

Ann Breig – 409, discussed the awful condition of the back stairway. The stairs are in bad need of paint. The railings are always dirty, and grimy. This is not the first time that she has brought this to the attention of the Board.

Janice Petteway – Unit 408, complained that winter renters are treated with great respect, while the summer renters are treated rudely and disrespectful. She has received several complaints from her renters. There should be more effort in making the summer renters feel more welcomed. Patricia Kant – Units 303 & 410 has also received the similar complaints from her renters.

Managers Report:

Flo Virtanen – Unit 209, with the help of Ron refurbished the scuffle scoreboard. Tim expressed his thanks for their great effort.

Ron has been trying to get estimates on the Balconies railings repairs.

AWS Roofing – Manasnd roof. Ron has been in touch with AWS Roofing in regards to the Mansand roof rusting. We had a five-year warrantee, but it has been over six years since it was installed.

Ron is asking for extra Security on major holidays, and days off during Spring Break weeks.

Unfinished Business:

A. Railings on Balconies: Ron was asked to go out and get bids on repairing or replacing the balcony railings to bring them up to a safe condition as possible.

Ron received several bids, starting with just securing all railing and adding some vertical clips to any loose verticals for an estimate of \$990.00. This contractor did not inspect all balconies. So, the exact expense figure could not be determined at this time. Other bids were submitted for as high as \$22,900.00. These bids would have required the removal of most of the railings, a temporary railing installed, and our railings would be refurbished in their shop, and reinstalled. (Because the new height standard is 6 inches higher than our present railing, the board rejected any removal of any railings).

Charlie St Pierre made a motion to spend \$990.00 of repairing the railing to a safe standard. Joe Breig seconded the motion. Jim Perrot – Unit 506 amended the motion to not exceed \$3,000.00. The motion was carried.

New Business:

A. Lawn Service. Three bids were submitted. The bids were submitted starting at \$300.00 a month to varying pricing at different times of the year. Joe Beig – unit 409 made a motion to accept A-Superb Lawn Care and maintenance for \$300.00 a month. Jim Perrot – Unit 506 second the motion. The motion was carried.

B. Interior of elevator. Josie Carney – Unit 302 sent a letter to all Board members detailing the poor condition of the interior of our Elevator. Flo Virtanen made a motion to form a committee to Investigate, and then make a recommendation to the Board, and Joe Breig seconded it. The motion was carried.

C. Mansand roof. Scott Brown recommended that this item be tabled until more information is obtained.

D. Exterior of windows next to elevator. Charles St Pierre – Unit 405 stated that the windows by the Elevator are impossible to clean, and they are an intrusion on units in the # 3

Tower. He suggested the windows be covered with Frosted panels. This item was tabled to a later meeting.

E. Cabinets for fire extinguishers. Our Fire Equipment company made a recommendation to Ron that the Plastic Fire Extinguisher boxes be replaced, as they are getting rusty, and brittle. There are four boxes per floor. This item was tabled to a later meeting.

F. Committee appointments discussion. Tim made a motion to form an Elevator Committee, and appointed; Josie Carney – Unit 302 Kathy Wentzel – Unit 206 and Tim Bosse – Unit 509. Joe Breig seconded it. The motion was carried.

Budget Committee; Joe Breig – Unit 409, Jim Perrot – Unit 506 and Donna Gentile – Unit 502.

Insurance Committee; Phil Wentzel – Unit 206 and Jim Perrot – Unit 506.

Building Committee; Charlie St Pierre – Unit 405, Ron Abel – Manager, and Tim Rupp – Unit 406.

Legal Committee; Scott Brown – Unit 105 and Steve Howard – Unit 304.

Website Committee; Kurt Arthur – Unit 205 and Patricia Kant Units 303 & 410.

G. Extra Security on major summer holiday weekends. Ron will be asked to get estimates on adding extra Security on three major holiday weekends, and the manager's days off during break weeks. Scott Brown – Unit 105 made a motion to table this until more information is available. Joe Breig – Unit 409, seconded it. The motion was carried.

H. Building repairs and painting for 2011. The building committee will get estimates on East Stairs repairs and painting. Jim Perrot – Unit 506 asked the board is there a schedule on the frequency of repairs. The Building committee will report back to the Board.

I. Wi-Fi capacity. The present Wi-Fi that Hacienda uses is a single standard high-speed Internet service from Bright House cable. The complimentary service is provided by Hacienda as a courtesy. The capacity is limited, so any use of, e.g. Wi-Fi Cameras or Internet TV, could overload the system, and it will bring it down. There is no way to monitor the system, so if it is overloaded everyone losses out.

7. Review the Managers Hurricane procedures. See attached.

8. Motion to adjourn at 8:37pm by Flo Virtanen and seconded by Joe Breig. The motion was carried.

Submitted by,

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

Attached:

Treasure Report

Managers Report

Hurricane procedures