



4201 South Atlantic Ave.
New Smyrna Beach, Florida 32169
Tel #: 386.427.1310
Fax #: 386.427.0643
Web Site: www.haciendadelSol1.com/
E-Mail: HaciendadelSol1@aol.com

Board Meeting

August 31, 2011, 7:00pm.

In attendance:

Tim Rupp
Scott Brown
Flo Virtanen

On Conference Call:

Joe Breig
Jim Perrot
Patricia Kant
Charles St. Pierre

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

Posting of Notice of Board Meeting:

Flo Virtanen made a motion to wave the proof of notice of the Board meeting, and Joe Breig seconded it. The motion was carried.

1. Reading of the previous meeting minutes:

Joe Breig made a motion to wave the reading of the minutes of the previous August 16th, 2011 meeting, and Charles St. Pierre seconded it. The motion was carried.

2. Comments and discussions by unit owners:

No Comments and discussions were made.

3. Managers Report:

The Managers will be on vacation on September 9th through September 19th, 2011.
As the Managers were on their day off, Tim read the Manager's report, which is attached.

4. Report of Officers and Committees:

A. Treasurers Report:

Joe Breig informed the Board that a Certified Audit by a CPA is available upon request.

B. Insurance Committee & Lawn Care Service:

Tim Rupp informed the Board that he received a letter from our Insurance agent, Mullin & Co. stating that we would have to provide Workmen's Comp insurance for the new Lawn Care service (A-Superb Lawn Care Service) at a cost of \$124.92 a year. Tim Rupp made motion that we take the two (2) year contract to freeze the cost to \$300.00 a month, and Scott Brown seconded it. A discussion was held and it was concluded that it was still cheaper to pay the Workmen's Comp Insurance, as the next lower bid for lawn service was \$100.00 more a month. As the Contract has yet to be signed, Jim Perrot requested that a Work Performance clause be added to the contract. The Board asked two questions: 1st, who cuts the Hedges? Answer Ron. 2nd, was Ron's wages adjusted because of the lawn service? Answer Yes. Scott Brown amended the motion to add the stipulation that the lawn service is charged the \$124.92 for Workmen's Comp, and that a Work Performance clause be added to the contract. The motion was carried.

(Subsequent to the meeting) Tim Rupp informed the Board that A-Superb Lawn Care Service has a Workers' Comp waiver. Mullin & Co approved the waiver, and we don't have to cover Workers' Comp. The lawn service added a 60-day clause in case either party wants to end the contract.

C. Construction Committee:

Charles St. Pierre read a report from the Construction Committee. (Please see attached).

Our last two Contractors have informed the Board, that all carpets must be removed from Patios and Balcones. The only allowed item is a doormat with large holes. The purpose for this restriction is that carpets hold moisture, and consequently weakens the concrete along with the acceleration of rust to the steel reinforcing rods, and will ultimately also accelerate the replacement of the Patios and / or Balconies.

Scott Brown made a motion to remove all carpets from Patios and Balconies, and Flo Virtanen seconded it. The motion was carried.

Scott Brown made a motion that the Secretary compose a letter, after the boards review, send it to all Owners reminding them to remove all carpets from Patios and Balconies. Tim Rupp made a motion to amend Scott Brown's motion to add the no-carpet request recommendation to our web-sit, Scott Brown seconded it. The motion was carried.

5. Unfinished Business:

- A. Tim Rupp explained the construction contract process to the Board, and asked for a motion to spend up to \$25,000.00 for this year's Building Repairs, and sign a contract with Allen Green & Co. Joe Breig made the motion, and Charles St Pierre seconded it. The motion was carried.

B. Holliday Security: Ron received three bids for Holliday Security. All three bids were within pennies of each other. The bids were \$1,020.00 to \$1,024.00 for an 8-day period. To open a discussion period, Joe Breig made a motion to accept Ron's recombination, and Patricia Kant seconded it. Patricia Kant explained how overwhelmed Ron's work is on the 4th of July weekend. It is impossible to cover the Pool gate, and the parking lot. Also, Donna is very busy in the office with check-ins. It is very difficult for her to come out and help Ron. Scott Brown amended Joe Breig's motion to hire a security company for over the Labor Day weekend, and Flo Virtanen seconded it. The Motion was carried.

6. New Business:
None

7. Motion to adjourn at 8:15pm was made by Flo Virtanen and seconded by Joe Breig. The motion was carried.

Submitted by,



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

Attached:
Managers Report
Construction Report