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Board Meeting

November 8, 2011

In attendance:

Tim Rupp
Scott Brown
Charles St Pierre
Joe Breig
Flo Virtanen

On Conference Call:

Patricia Kant

Owners in attendance:

Mary Mazzocchi - Unit 306
Brian Neil - Unit 102
Cathy Brown - Unit 105
Deborah Hall - Unit 408

Owners on conference call:

Larry Mabrey - Units 107 & 308
Philip Wentzel - Unit 206

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

Posting of Notice of Board Meeting:

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

Reading of the minutes of the previous meeting:

Charlie St Pierre made a motion to wave the reading of the previous meeting, and Joe Breig seconded it. The motion was carried.

Comments and discussions by unit owners:

Cathy Brown - Unit 105, asked to defer her comments to a later time in the meeting.
Brian Neil - Unit 102, asked about the outcome of the fencing around the pool. Brian was referred to the minutes of the May 1, 2011 AGM meeting. He questioned the wisdom of paying extra insurance every year of \$1,500.00 in lieu of a one-time payment of \$10,000.00 for the fence. Tim advised Brian that he could send in a letter to the Board requesting that the fence option be reconsidered.

Report of managers:

Tim stated that he had the Manager's report, and that he would attach it to the minutes.

Treasures Report:

Charlie St Pierre made a motion to wave the reading of the report, and Joe Breig seconded it. The motion was carried. Tim Rupp said that the reading of the Treasure's report has been waived, and a report will be filed with the financial records of the association for audit.

Legal Committee:

(It should be noted that Steve Howard resigned from the Legal Committee). Scott Brown asked if he could seek a new member to the Legal Committee.

Unfinished Business:

Railing on Balconies: the job has been completed at a cost of \$890.00.

Construction: Allen Green has completed this year's construction repairs at a cost of \$24,010.00.

Sale of Lawnmower: Our Lawnmower cost \$1,385.00. Because it is used we were advised that we should ask \$630.00. Charlie St Pierre made a motion to put the lawnmower on Craig's List, and Patricia Kant seconded the motion. The motion was carried. The manager will be asked to follow up on this.

New Business:

Tim has received several complaints from owners about the condition of our building, so Tim obtained several bids from contractors for various projects that could be done to improve the building.

Area	Contractor	Bid	Note
Mansard Roof	Southeast Restoration	\$123,200.00	Install Coated Aluminum Roof System
	Wayne's Roofing	\$82,092.00	Repair wood decking under the Mansard roof as needed (Cost plus). Price includes man lift; Workmanship 7 years; Metal, standard manufacture
	AWS Roofing	\$75,450.00	
	Megstar industries	\$46,664.69	Main Bldg.
	Megstar industries	\$5,312.35	Cabana
	Megstar industries		+Line items @ \$65.00 a sheet
East Stairway & Railing	Allen Green	\$7,425.00	Sand & paint railings bronze
	Allen Green	\$5,827.00	Install new railings
	Southeast Restoration	\$1,140.00	Paint railings
	Southeast Restoration	\$4370.00	Install new railings

Painting of Building	Massengill	\$66,200.00	
	Color Crafters	\$78,500.00	
	Allen Green	\$61,325.00	
	Southeast Restoration	\$85,109.00	
East Stairway	CTI	\$3491.25	Install same coating as west stairway
	Shane Chandler's Decorative	\$3526.52	Install similar coating as west stairway
	Southeast Restoration	\$2950.00	Install "Fleck" deck coating
1 st Floor Walkway	CTI	\$6,102.00	1356 sq. ft. @ \$4.75 a square ft.
	Shane Chandler's Decorative	\$4,398.05	
Storefront Door & replace windows by Elevator	Southeast Restoration	\$10,620.00	
Balcony decks	Southeast Restoration	\$14,400.00	New urethane coating system

AWS Roofing replaced the Mansard Roof in April 2005 at a cost of \$80,901.00. This is only 6 years ago. At the time, after a Hurricane, we could only get steel roofing, and it is rusting. The remaining life is anyone's guest.

Tim Rupp inquired about asking the owners if we could transfer the seawall fund. Joe Breig stated that seawall reserve has only \$20,000 it would not solve anything. A discussion followed as to the need of the work that is being asked for.

Reserve Funds as of September 2011

Seawall Reserve Fund	\$23,340.00
Building Reserve Fund	\$33,606.00
Roof Reserve Fund	\$16,180.00
Painting Reserve Fund	\$36,087.00

Joe Breig made a motion that the construction committee prioritizes the construction projects for the Owners, and report back to the board in ninety days (90). Charlie St Pierre seconded it. The motion was carried. (Please see attached contract bids).

Scott Brown made a motion to paint the east stairway, and Joe Breig seconded it. A discussion followed as to replace or paint the railings. The final motion stated that we would spend up to \$8,000.00, which includes replacing the railings. The motion was carried.

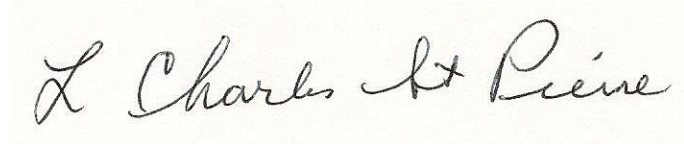
Scott Brown made a motion to let Charlie St Pierre further investigate coating on the windows by the Elevator before we do anything. Flo seconded the motion. The motion was carried.

Deborah Hall - Unit 408, asked to have all walkways painted. The Board agreed to investigate the cost for a urethane coating system for painting of the walkways.

The Board approved the corrected Manager's contract.

Motion to adjourn at 9:30pm was made by Flo Virtanen and seconded by Scott Brown. The motion was carried.

Submitted By,

A handwritten signature in black ink on a light yellow background. The signature reads "L. Charles St. Pierre" in a cursive script.

L. Charles St. Pierre – Secretary

Hacienda del Sol 1

Attached:
Manager's Report