

**HACIENDA DEL SOL I ASSOCIATION  
BOARD MEETING MINUTES  
August 5th, 2010**

**In attendance:**

Tim Rupp – President  
Kurt Arthur - Vice President – via conference call  
Craig Hungler – Secretary – via conference call  
Joe Breig - Treasurer  
Terry Lingo – via conference call  
Charles St. Pierre – via conference call  
Deborah Hall

Owners: Unit 101 - Julian & Frances Harvey  
Unit 105 – Scott Brown  
Unit 210 – Maryann Peyton  
Unit 306 – Mary Mazzicchi

**Bringing The Meeting To Order:** The President, Tim Rupp, brought the meeting to order at 8:15 pm and sufficient board members were in attendance to represent a quorum.

**Reading and Disposal of Unapproved Minutes:** Joe Breig made a motion to waive the reading of the board meeting held on May 2 2010, and accept the minutes as issued. Deborah Hall seconded the motion & the motion passed unanimously.

**Comments and discussions by unit owners:** Julian Harvey (101) expressed his disapproval to the pool alarms being attached to the first floor patio doors and requested that we consider an alternative solution. Tim responded that the alarms/pool fencing was still pending notification from Mullins Insurance. Maryann Peyton (210) expressed options to paint/enhance the appearance to the east stairwell and the possibilities of keeping the trash room door closed stating that it was an eye sore when entering property. Tim responded that the stairway was in the process of being completed and that the trash room door is left open to avoid build up of odor during the summer months only.

**Report of Managers:** See attached.

**Unfinished Business:**

**Grounds and Building:**

Resurfacing The Parking Lot: Daytona Seawall has submitted a bid of \$5,000.00 to remove a 25 x 41 section of asphalt and repave bringing the level such as to avoid the current draining issues. This area will still require sealing at a later date. The previous board had received bids of \$19000, \$29000 and \$15,000 to perform repairs to the parking lot but Charles St. Pierre has expressed concerns that there are issues with those bids that could potentially cause additional problems in the future. Terry Lingo concurs with Charlie. Charles St. Pierre

made a motion to accept the bid from Daytona Seawall. Joe Breig seconded the motion & the motion passed unanimously.

**Grounds:** The previous board had voted to hire Ron Abel to continue the lawn service at a rate of \$215.00 per month contract labor. Now that Ron no longer owns his own equipment, the board has been asked to consider Ron an employee rather than contracted labor. Joe Breig made a motion to pay Ron Abel \$225.00 per month to maintain the lawn. This time is to be in addition to his time spent as manager. Charles St. Pierre seconded the motion & the motion passed unanimously.

**Building Repairs:** Pete Flores has completed \$9000 of repairs (see managers report attached). Tim has given Daytona Dock our “punch list” in order to get a second bid on remaining repairs.

**Conduct of Owners:** The board has received a copy of the rental listings of units at Hacienda Del Sol I offering unit occupancy in violation of the current Fire Marshall limits. Mr. Harvey of Unit 101 commented that we are to be reminded that we (Hacienda Del Sol I) are not in the business of rentals. It was decided that a letter would be sent out to owners giving them the Fire Marshall Occupancy limits.

#### **Officer’s Reports:**

**Treasurer’s Report:** Joe Breig reported on the state of the budget. He stated that we have only one homeowner currently behind on their dues.

#### **New Business:**

In order to bring our swimming pool current with the Virginia Baker Act, we must add non-skid depth markers to the top edge of the pool area. Tim has received two bids one for \$1720 and the other \$1048. The later being from our current pool company, Keep It Klean Pool Service. Tim Rupp made a motion to accept the Keep It Klean Pool Service bid and Charles St. Pierre seconded the motion and the motion passed unanimously.

**Next Meeting:** No future meeting date has been established at this time.

**Adjournment:** Tim Rupp asked for a motion to adjourn, Joe Breig made the motion and Deborah Hall seconded. The board approved unanimously and the meeting was adjourned at 9:30 p.m.

Craig Hungler – Secretary  
Board of Directors,  
Hacienda Del Sol I