

Punta Rassa Condominium Association, Inc.
Board Meeting
August 6, 2003

Mr. Deason, President, called the meeting to order at 9:32:00 AM. Additional directors present were Dr. Christensen, Mr. Macherowski, Mrs. Cheverton, and Mr. Neuhauser. Mr. Nees, manager was present as well.

MOTION was made by Mr. Neuhauser and seconded by Mr. Macherowski to approve the minutes of July 2, 2003 as presented. The motion passed unanimously.

REPORTS

Landscaping

Dr. Christensen reported that seawall work is scheduled to start on August 18th.

OLD BUSINESS

Building One Project

Mr. Nees reported that the architect is working on the bid specifications for building one renovation work. He expects these specs around the end of August.

NEW BUSINESS

Building II Deficit

MOTION was made by Mr. Macherowski and seconded by Dr. Christensen to approve a special assessment to fund the operating deficit of building two in the amount of \$938.00 per unit due on September 15, 2003. The motion passed unanimously.

Building Color

MOTION was made by Mr. Neuhauser and seconded by Mr. Macherowski to approve painting the buildings using Benjamin Moore Latte for the elevator and stair towers and Winter Sky for the rest of the building. The motion passed unanimously.

MOTION was made by Mrs. Cheverton and seconded by Dr. Christensen to correct the identification of painting colors as Benjamin Moore Mystic Beige (2162-60) for the elevator and stair towers and October Sky (2162-70) for the rest of the building. The motion passed unanimously.

Painting Special Assessments for Buildings I, II, III and IV

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski to approve the painting proposal of South Florida Painting to paint buildings I, II, III, and IV (not to include the sliding glass doors) and to special assess unit owners due on September 15, 2003 for this expense as follows:

Building I	\$1,630.00 per unit
Building II	\$2,120.00 per unit
Building III	\$1,986.00 per unit
Building IV	\$2,015.00 per unit

The motion passed unanimously.

Elevator Ceilings

Consensus was that the current ceiling panels in the elevators of I, II and III should be replaced with opaque panels.

Dog Amendment Proposal

No action was taken.

Cingular Antenna

Mr. Deason reported that Cingular has contacted him with a request to allow upgrades of their system on the Building IV roof.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to adjourn at 12:10 PM. The motion passed unanimously.

The next meeting will be, 9:30 A.M., September 17, 2003.