

Punta Rassa Condominium Association, Inc.
Board Meeting
January 15, 2003

Mr. Deason, President, called the meeting to order at 9:34 AM. Additional directors present were Dr. Christensen, Mr. Neuhauser, Mr. Macherowski, Mr. Wilson and Mrs. Cheverton. Mr. Nees, manager was present as well.

Mr. Deason addressed the current status of the Building I water leak issue. Elakman is withdrawing from the project. Mr. Couch was asked to relate his experience with the sliding glass door installation in his unit. The floor was opened to owner comments.

MOTION was made by Mr. Wilson and seconded by Dr. Christensen to authorize Mr. Nees to locate an architect/engineer/other professional to prepare specifications for south wall repairs to building I utilizing sliding glass doors on the lanai kneewalls and to place the specifications to bid. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to approve the minutes of December 18, 2002 as presented. The motion passed unanimously.

REPORTS

Delinquencies

Mr. Deason reported on the status of the three serious delinquencies that Mr. Nees recommended for foreclosure action. One is in the middle of a divorce, one is under contract to be sold and the last owner has made a payment and agrees to clear the account within the next couple months.

OLD BUSINESS

Security

MOTION was made by Mr. Wilson and seconded by Mr. Neuhauser to continue with the 7-hour security shift on Monday and Tuesdays. The motion passed unanimously.

Cellular Antenna

MOTION was made by Mr. Deason and seconded by Dr. Christensen to base approval of the T-Mobile antenna installation on Building IV upon T-Mobile's agreeing to provide chase holes for association use in installing cable TV cable, paying rent of \$2,500.00 per month and providing certified evidence of the

equipment weight and its impact on the roof. Dr. Christensen, Mr. Wilson, Mrs. Cheverton and Mr. Deason were in favor and Mr. Neuhauser was opposed, the motion passed.

NEW BUSINESS

Landscaping Letter

A letter raising concerns about pet walk landscaping in front of building one was reviewed. Discussion ensued regarding trimming of several trees and pruning of bushes.

MOTION was made by Mr. Macherowski and seconded by Mrs. Cheverton to adjourn the meeting at 12:25 PM. The motion passed unanimously.

The next meeting will be February 20, 2003.