

**Punta Rassa Condominium Association, Inc.**  
**Board Meeting**  
**July 2, 2003**

Mr. Deason, President, called the meeting to order at 2:00 PM. Additional directors present were Dr. Christensen, Mr. Macherowski, Mrs. Cheverton, and Mr. Neuhauser. Mr. Nees, manager was present as well.

**MOTION** was made by Dr. Christensen and seconded by Mr. Macherowski to approve the minutes of June 18, 2003 as presented. The motion passed unanimously.

## **REPORTS**

### **Storage Room Doors**

Mr. Giller reported on his recommendation to replace doors with fiberglass doors.

**MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to replace the six delaminated storage room doors now and others as needed with fiberglass doors as needed. The motion passed with Mr. Deason, Dr. Christensen, Mr. Neuhauser and Mrs. Cheverton in favor and Mr. Macherowski opposed.

### **Web-site**

Mr. Grogger reported that he would be able to set up the web site. He will work with Mr. Nees to do so.

### **Resort Noise**

Mr. Deason presented letters from Brian Holly of the resort and Dr. Lamano. The resort maintains that they wish to be good neighbors and have an established policy to try to minimize the impact of noise from resort functions. Mr. Deason does not recommend any further action at this time.

### **Bay Odor**

Mr. Deason reported that he is in contact with Lee County officials pursuing this issue.

### **Sunday Staffing**

Mr. Nees reports that a review of the in house maintenance schedule has Mr. Decker working an eight-hour shift on Sundays. Concern with the condition of the building lobbies and elevators have been discussed with him.

## **Seawall**

Dr. Christensen reported that she has reviewed the condition of the seawall with Tony of Growing Concerns. He can do the spot repairs that are necessary.

**MOTION** was made by Dr. Christensen and seconded by Mr. Macherowski to authorize Growing Concerns to make the necessary spot repairs to the seawall for the sum of \$3,000.00. The motion passed unanimously.

## **OLD BUSINESS**

### **Building One Project**

Joe Bigos presented his report.

**MOTION** was made by Mr. Macherowski and seconded by Dr. Christensen to authorize proceeding with the building one renovations as described in option two of the April 16<sup>th</sup> letter to building one owners involving the sloping and sealing of lanais, replacement of screen enclosures, replacement of the master bedroom window and sliding glass doors along with any modification to the original plan necessary for compliance with applicable building codes. The motion passed unanimously.

### **Building II Deficit**

**MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to table consideration of the special assessment to fund the operating deficit of building two until the August 6th meeting. The motion passed unanimously.

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

**MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to table consideration of the special assessment to fund the painting of Buildings I, II, III and IV until the August 6th meeting. The motion passed unanimously.

## **NEW BUSINESS**

### **Building Color**

A committee headed by Mrs. Charles will look into options for changing the color of the buildings. They will report back at the next meeting.

**MOTION** was made by Mrs. Cheverton and seconded by Mr. Macherowski to recess until August 6, 2003. The meeting ended at 11:35 A.M. The motion passed unanimously.

The next meeting will be, 9:30 A.M., August 6, 2003.