

Punta Rassa Condominium Association, Inc.
Board Meeting
March 19, 2003

Mr. Deason, President, called the meeting to order at 9:35 AM. Additional directors present were Dr. Christensen, Mr. Macherowski, Mr. Wilson, Mrs. Cheverton, Mr. Neuhauser and Mr. Potter. Mr. Nees, manager was present as well.

MOTION was made by Mr. Macherowski and seconded by Mr. Potter to approve the minutes of February 20, 2003 as presented. The motion passed unanimously.

REPORTS

Newsletter

Mr. Deason reported that the next newsletter would be ready to go soon. Anybody with information for it should get it to him by the end of next week.

Landscaping

Dr. Christensen reported that landscaping work was continuing.

Mr. Deason modified the agenda to accommodate the architect and contractor who were present to address building one issues.

OLD BUSINESS

Building One Update

Mr. Nees reviewed the recent meetings with Andrew Conlyn from Associates in Architecture, Ed Tharpe a general contractor, Kevin from Sanibel Glass, board members Virginia Cheverton and Reid Potter.

Mr. Conlyn stated that he believes the best approach based upon his observations, knowledge and discussions with contractors and glass people is to enclose the perimeter of the lanais. Due to the type of construction and the physical conditions present this is a better approach than trying to seal and slope the lanai decks and surrounding walls. Based on various factors he feels the installation of sliding glass windows on the knee wall to be the best approach.

Mr. Tharpe presented estimates on four options of enclosure discussed. All the options will include replacing the existing master bedroom window, replacing the wood sheathed and framed wall adjacent to the master bedroom window, removal and replacement of the interior drywall of the south master bedroom

window wall including removal of any mold or damaged material. Options 1 and 3 include replacement of the lanai screen and screen frame. Option 2 and 2A would eliminate the current screen enclosures replacing them with screens as an integral part of the window system.

Option 1 would include removal of lanai deck surfaces, sloping and sealing the lanai deck, replacement of sliding glass doors, etc. per the original proposal presented by Sy Elakman. The estimated cost for this work would be \$16,500 per unit.

Option 2 would be the enclosure of the lanai using casement windows. These windows would swing open similar to a normal door. The glass would be 150 mph impact rated. The estimate for this is \$19,900.

Option 2A is the same as option 2 with a variation that would reduce the cost to \$17,300.

Option 3 is the installation of sliding glass windows on the knee wall. Again these would have an impact rating of 150mph. The estimate for option 3 is \$15,800.

A timeline was discussed for this project. It is:

April 16 th	Owners vote to approve project
May 23 rd	Architect has specifications ready for bidding
	Contractor initiates permitting process
June 13 th	Bids are received
June 20 th	Contractor is selected
July 4 th	Permits are received
August 1 st	Project begins
November 1 st	Project completed

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to proceed according to the above outlined schedule placing option 3 (sliding glass window) before the owners of building One for approval at a special owner's meeting on April 16, 2003. The motion passed unanimously.

REPORTS (continued)

Mr. Nees reported on several issues. The schedule for common area cleaning was reviewed with the maintenance staff. While several special projects have interfered with this work over the past several months, those projects are now substantially complete and it is anticipated that they will recover the routine schedule. Correspondence from the attorney addressed the issue of fire sprinklers and likely exemptions from such a requirement. A building one owner's letter was reviewed concerning a possible theft from her unit during a/c work associated with the roof replacement. Mr. Nees reviewed current financial reports and receivables.

NEW BUSINESS

Pool Railing

Mr. Neuhauser asked maintenance to look into some type of wrap on the pool handrail as it becomes too hot to grasp this time of year.

Smoking

Smoking in common areas and around the pool was discussed.

Hurricane Shutter Specifications

Changes to the hurricane shutters specifications were discussed. These changes would bring the requirements up to speed with current code. This issue will be addressed at the next meeting.

Dog Policy

Mr. Deason appointed a pet committee consisting of Virginia Cheverton, Tish Clark and Shirley Lance.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to adjourn at 12:07 P.M. The motion passed unanimously.

The next meetings will be April 16, 2003 and May 21, 2003.