

Punta Rassa Condominium Association, Inc.
Board Meeting
May 21, 2003

Mr. Deason, President, called the meeting to order at 9:37 AM. Additional directors present were Dr. Christensen, Mr. Macherowski, Mr. Potter, Mrs. Cheverton, and Mr. Neuhauser. Mr. Nees, manager was present as well.

MOTION was made by Mr. Potter and seconded by Mr. Macherowski to approve the minutes of April 16, 2003 as presented. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mr. Neuhauser to approve the minutes of April 30, 2003 as presented. The motion passed unanimously.

REPORTS

Dog Committee

Reported that the committee met with three owners and believes the pet related problems have been resolved.

Landscaping

Dr. Christensen reported plant replacements continuing and that spraying and fertilization had taken place.

Security

Mr. Neuhauser noted that security is working well. An owner noted that there was a minor incident at the pool involving young tenants and glass containers. Mr. Neuhauser believes he knows the people involved and will speak with them.

OLD BUSINESS

Building One Update

Proposals for the forensic review of building one were discussed.

MOTION was made by Mr. Macherowski and seconded by Dr. Christensen for association representatives to further discuss the proposal of AD & RS with Joe Bigos to clarify that his proposal includes the same scope of the proposal received by J & C. If the negotiations are successful then execute the agreement with AD & RS otherwise go with J & C. Dr. Christensen, Mr. Potter, Mr. Neuhauser, Mr. Macherowski and Mrs. Cheverton were in favor, Mr. Deason opposed, the motion passed.

Painting

MOTION was made by Mr. Potter and seconded by Dr. Christensen to engage Elakman and Associates to prepare painting and repair specification for all four buildings to include painting, concrete/masonry repairs, rails, end balconies and interior stairwells. The motion passed unanimously.

NEW BUSINESS

Building II Deficit

Mr. Nees reviewed the accumulated operating deficit of building two.

MOTION was made by Mr. Potter and seconded by Mr. Macherowski to place consideration of a special assessment to fund the operating deficit of building two on the June meeting agenda. The motion passed unanimously.

Long Dock

The condition and future of the long dock were discussed.

Insurance

MOTION was made by Mr. Neuhauser and seconded by Mr. Potter to accept and ratify the continuation of association insurance with the current carrier. The motion passed unanimously.

Website

MOTION was made by Dr. Christensen and seconded by Mr. Potter to go ahead with set up of a website for Punta Rassa with a first years' funding not to exceed \$2500. The motion passed with Dr. Christensen, Mr. Potter, Mr. Deason, Mr. Macherowski and Mrs. Cheverton was in favor, Mr. Neuhauser opposed.

Lagoon Odor

Mr. Deason will speak with Resort representatives on this matter.

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski to adjourn at 11:35 A.M. The motion passed unanimously.

The next meeting will be June 18, 2003.