

Punta Rassa Condominium Association, Inc.
Board Meeting
October 22, 2003

Mr. Deason, President, called the meeting to order at 9:31 AM. Additional directors present were Dr. Christensen, Mr. Neuhauser, Mr. Macherowski, and Mrs. Cheverton. Mr. Nees, manager was present as well.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to approve the minutes of September 17, 2003 as presented. The motion passed unanimously.

REPORTS

Landscaping

Dr. Christensen noted that the water main valves for building four have been replaced and that tree trimming would be done during November.

Cell Antenna

Mr. Deason noted that he has received a letter from Kelly with Cingular regarding antenna modifications. He is attempting to negotiate an increase in the monthly rent.

Building I Revote

MOTION was made by Mr. Macherowski and seconded by Mrs. Cheverton to ratify the authorization for a revote by Building One owners to approve the installation of sliding glass doors on the knee walls of building one lanais as part of the renovation project. The motion passed unanimously.

OLD BUSINESS

Painting

MOTION was made by Dr. Christensen and seconded by Mr. Deason to leave the painting colors as decided. The motion failed with Mr. Deason and Dr. Christensen in favor and Mrs. Cheverton, Mr. Neuhauser and Mr. Macherowski opposed.

MOTION was made by Mr. Macherowski and seconded by Mrs. Cheverton to make the contrast darker by a shade. The motion failed with Mrs. Cheverton and Mr. Macherowski in favor and Dr. Christensen, Mr. Deason and Mr. Neuhauser opposed.

MOTION was made by Dr. Christensen and seconded by Mr. Deason to leave the painting colors as decided. The motion passed with Mr. Deason, Mr. Neuhauser and Dr. Christensen in favor and Mrs. Cheverton and Mr. Macherowski opposed.

The meeting was recessed at 10:00 A.M. to convene a meeting of Building One owners - See minutes below.

Mr. Deason reconvened the board meeting at 10:06 A.M.

Building One Project

The board reviewed the anticipated time line for the building one project. It will be six weeks to prepare specification, four weeks to solicit bids, two weeks to review and accept a bid, and about eight weeks lead time to begin the work.

Lanai Painting

MOTION was made by Mr. Macherowski and seconded by Dr. Christensen to rescind the motion of 9/17/2003 requiring unit owners to paint their own lanais. The motion passed unanimously.

NEW BUSINESS

Lobby Enclosures

The sample enclosure installed on the 12th floor of building four was discussed as well as other options and needs to keep water from entering the elevator shafts.

Screen Doors

MOTION was made by Dr. Christensen and seconded by Mr. Neuhauser to ask the attorney to contact the unit owners who have not responded positively regarding the non-conforming color of their screen doors. The motion passed unanimously.

Fishing Pier Hours

Fishing pier and spa hours of use were discussed.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to adjourn at 12:20 PM. The motion passed unanimously.

Punta Rassa Condominium Association, Inc.
Special Owner's Meeting Building One
October 22, 2003

Mr. Deason called the Building One Special Owners Meeting to order at 10:00A.M.

There being twenty-nine owners of Building One present in person or by proxy a quorum was present.

MOTION was made by Mrs. Cheverton and seconded by Dorothy Charles to vote on approval of installing sliding glass doors on lanai knee walls as noted in Option One of the Building One renovation proposal. The motion passed with 28 votes cast in favor and 1 opposed.

MOTION was made by Mrs. Cheverton to adjourn at 10:05 A.M. The motion passed unanimously.

Mr. Deason reconvened the board meeting at 10:06 A.M

Notes from October 22, 2003 PRCA Board Meeting
(official meeting minutes are posted above)

- ☛ Owners in building one approved the change back to option A for the water entry problems in their building. (for details see update on building one lanai project) A time line for the estimated completion of the project will be included in the official meeting minutes, but actual construction is not likely to begin earlier than April 2004 due to specification preparation, bid response time and lead time for material after contract is let.
- ☛ The painting contractor has found more deterioration in the building surfaces than previously estimated and the consultant is preparing contract change orders to authorize performing the additional work. This includes stucco and concrete patching, replacing rusted anchors for screens and railings and sealing holes in the concrete after new anchors are installed, as well as sealing holes in knee walls for railing supports.
- ☛ The next meeting is the annual membership meeting scheduled for November 22, 2003. Notices of the meeting have been sent out with the slate of candidates for two board positions that will need to be filled. Be sure to fill out your ballot and proxy and send to the PRCA office. The following three candidates have applied for the two positions:

Gail Christensen Ph.D. - current board member and chair of the landscaping committee has filed for re-election

Matt Grogger - Your website designer and interim webmaster who is now a permanent resident

Sara Wilson - A retired RN and wife of current two-term board member Jim Wilson

See the information sheet for each candidate included in the packet with your proxy, ballot and meeting notice.