

Punta Rassa Condominium Association, Inc.
Board Meeting
September 17, 2003

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

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski to approve the minutes of August 27, 2003 as presented. The motion passed unanimously.

REPORTS

Landscaping

Dr. Christensen noted that seawall repairs were beginning.

MOTION was made by Mr. Macherowski and seconded by Dr. Christensen to authorize repair of the water main at a cost of \$3400.00. The motion passed unanimously.

Newsletter

Mr. Deason reported that the next newsletter would be going out in October. He feels that we should wean off the mailed newsletter in favor of utilizing the web site for distributing information.

Building I

Mr. Nees provided an update on progress for specification development. The architect expects it to take another four weeks before specs are ready for bidding.

Elevator Lobbies

Installation of the sample lobby enclosure system should occur in about a week. A letter from Kone concerning the cost of installing water-resistant components was discussed. The expense would be about \$30,000 per elevator with no guarantees. The preferred method would be to keep the water out of the elevator shafts.

Building One Project

MOTION was made by Mr. Potter and seconded by Dr. Christensen to have the architect continue development of specifications for building one renovations

including the sloping and sealing of the lanais, meanwhile giving Building One owners the opportunity to call another vote on authorizing the installation of sliding glass doors on the lanai knee walls instead. Building One will have four weeks to exercise this option. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to call a special owners meeting of building One owners for October 22nd placing a revote on renovation plan A (sliding glass doors on the knee wall) for building one. The motion passed unanimously.

Mochi Letter

The board discussed Mrs. Mochi's letter.

OLD BUSINESS

Painting

MOTION was made by Mr. Macherowski and seconded by Mrs. Cheverton to go with one shade darker on the contrasting color used on the stair towers and elevator towers. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski to require unit owners to paint their own lanais. The motion passed unanimously.

MOTION was made by Mr. Macherowski and seconded by Mr. Potter to ask the attorney if the association has the authority to paint the interior walls of the lanais, if not, can the association control the color used on the lanais. The motion passed unanimously.

Screen Doors

It was noted that many screen doors are in need of repair. The board has asked that these be identified and responsible owners contacted. Mr. Grogger will put the screen door policy as adopted in 1991 on the web site.

NEW BUSINESS

Preliminary Budget Review

Insurance - The increased cost of insurance and the unbalanced burden it places on quarterly cash flows was discussed. A suggested solution will be to increase the second quarter assessment to compensate for the timing of insurance payments.

Payroll - **MOTION** was made by Dr. Christensen and seconded by Mr. Potter to authorize a 3% increase in the budget line funding. Dr. Christensen, Mr. Potter, Mr. Macherowski and Mrs. Cheverton were in favor and Mr. Deason opposed.

Landscaping Replacement - **MOTION** was made by Mr. Potter and seconded by Mrs. Cheverton to fund \$20,000 for 2004 landscape replacement. The Motion passed unanimously.

Landscape Maintenance - **MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to agree to increase Growing Concerns contract by 10%. Dr. Christensen and Mrs. Cheverton were in favor and Mr. Potter, Mr. Deason and Mr. Macherowski were opposed.

MOTION was made by Mr. Macherowski and seconded by Mr. Potter to agree to increase Growing Concerns contract by 5%. Mr. Potter, Mr. Deason and Mr. Macherowski were in favor and Mrs. Cheverton and Dr. Christensen were opposed.

Taxes - **MOTION** was made by Mr. Potter and seconded by Dr. Christensen to leave funding as proposed. The motion passed unanimously.

Management - **MOTION** was made by Mr. Macherowski and seconded by Mr. Potter to authorize a 3% increase in management fees. Dr. Christensen, Mr. Potter, Mrs. Cheverton and Mr. Macherowski were in favor and Mr. Deason was opposed.

MOTION was made by Mr. Potter and seconded by Dr. Christensen to approve the proposed preliminary 2004 budget as amended. The motion passed unanimously.

Building Three Special Assessment Credit

MOTION was made by Mr. Potter and seconded by Dr. Christensen to ratify a \$500 credit against the painting special assessment for building three to be funded by reserves. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to adjourn at 2:20 PM. The motion passed unanimously.

The next meeting will be, 9:30 A.M., October 22, 2003.