

Punta Rassa Condominium Association, Inc.
Board Meeting
February 16, 2005

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

Documents

MOTION was made by Mr. Grogger and seconded by Mr. Neuhauser to approve engaging Mr. Nees to assist with the document revision following termination of the HCS contract, at an hourly rate of \$35.00 through September no to exceed 100 hours. The motion passed unanimously.

MOTION was made by Mr. Potter and seconded by Mr. Adams to approve the minutes of the January 19, 2005 as presented. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski to approve the minutes of the December 22, 2004 as presented. The motion passed with Dr. Christensen, Mr. Macherowski, Mrs. Cheverton and Mr. Grogger in favor and Mr. Potter and Mr. Adams abstaining.

REPORTS

Management Committee

Mr. Grogger reported that the committee met on February 3rd to consider action in light of the termination of the HCS contract. The committee has arranged interviews with four manager prospects and one management company.

MOTION was made by Mr. Potter and seconded by Mr. Adams to direct the management committee to proceed as a search committee for management replacement. The motion passed unanimously.

OLD BUSINESS

Building One Project

Mr. Nees reported that the work is progressing. The master bedroom sliders were delivered, however there was a problem with the gaskets and they were returned to the manufacturer for correction. They should be back by next Monday. This has resulted in about a week and a half delay.

NEW BUSINESS

Window Directive and owner improvements

MOTION was made by Mr. Potter and seconded by Mr. Grogger to adopt directives for owners wishing to install hurricane windows or doors at their own expense and owners wishing to make

improvements/alterations affecting the common elements of the units. Copies of the directives are attached. The motion passed unanimously.

Pier Light

MOTION was made by Mr. Adams and seconded by Mr. Grogger to have FPL install a security light per their proposal subject to final approval of the board confirming costs. The motion passed unanimously.

MOTION was made by Mr. Grogger and seconded by Mrs. Cheverton to adjourn at 11:57 A.M. The motion passes unanimously. The next meeting will be March 16, 2005.