

Punta Rassa Condominium Association, Inc.
Board Meeting
January 19, 2005

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

MOTION was made by Mr. Grogger and seconded by Dr. Christensen to approve the minutes of the November 17, 2004 as presented. The motion passed unanimously.

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski to approve the minutes of the December 15, 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

Landscaping

Dr. Christensen reported that landscaping efforts are centered around the tennis courts and restoring sod areas

Management

Mr. Grogger gave an update.

Documents

Mr. Grogger the effort he and Garry have made to correlate the draft documents.

MOTION was made by Mr. Adams and seconded by Mrs. Cheverton to approve Mr. Grogger's document review proposal. The motion passed unanimously.

Security

Parking rules enforcement has been lax during the past construction activity. Mr. Neuhauser noted that he will meet with security to get this back on track.

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OLD BUSINESS

Building One Project

Mr. Nees reported that the work is progressing much on schedule.

NEW BUSINESS

Maintenance funding

MOTION was made by Mr. Adams and seconded by Mr. Neuhauser to transfer new planting landscape funds to general maintenance until further notice. The motion failed with Mr. Adams and Mr. Neuhauser in favor and Dr. Christensen, Mr. Macherowski, Mr. Potter, Mrs. Cheverton and Mr. Grogger opposed.

Window Replacement

MOTION was made by Mr. Grogger and seconded by Dr. Christensen to table discussion of wholesale window replacement. The motion passed unanimously.

Building IV Project

MOTION was made by Mr. Potter and seconded by Mr. Adams to approve the two sets of South Florida Painting and Waterproofing change orders consisting of co's through number 33. The motion passed unanimously.

Consideration of Building IV Special Assessment

MOTION was made by Mr. Potter and seconded by Mr. Adams to approve a Special Assessment for funding the balance of the building IV painting/restoration expense in the amount of \$6,300.00 per unit. The motion passed unanimously.

MOTION was made by Mr. Potter and seconded by Mrs. Cheverton to approve payment of the Painting and Waterproofing special assessment in two installments over 60 days. The motion passed unanimously.

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Loss Assessments

MOTION was made by Dr. Christensen and seconded by Mr. Potter to approve the loss assessments for buildings I, II, III and IV as proposed in the amounts of \$757.17, \$1289.32, \$ 1991.25 and \$764.54 respectively. The motion passed unanimously.

Russ Retirement

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to approve a retirement gift for Russ Cook in the amount of \$2,500.00. The motion passed unanimously.

MOTION was made by Mr. Potter and seconded by Dr. Christensen to approve the purchase of 10 – 15 additional chairs for the meeting room. The motion passed unanimously.

MOTION was made by Mr. Neuhauser and seconded by Mr. Adams to approve the purchase of a website computer by Mr. Grogger not to exceed \$1500.00. The motion passes unanimously.

MOTION was made by Mr. Neuhauser and seconded by Dr. Christensen to adjourn at 12:27 P.M. The motion passes unanimously.

The next meeting will be February 16, 2005.