

# **MINUTES**

## **Regular Board Meeting**

**June 15, 2005**

The meeting was called to order by Bud Neuhauser at 9:35 a.m. The meeting was attended in person by Bud Neuhauser, Gail Christensen, Linda Deason, Zep Macherowski, Reid Potter and Matt Grogger. Dell Adams was present via speaker phone.

### **MANAGER'S REPORT**

- 1. Building IV Roof Replacement – I spoke to Sy Elakman, O.R. and due to the loss of work days because of rain, they will begin delivering the materials the week of June 20<sup>th</sup>. They plan to start work the following week of June 27<sup>th</sup>.**
- 2. Audit – I spoke to Maureen at Meyers, Berkholtz and is experiencing difficulty auditing invoices. She is contacting Gary Nees to ask him to come to her office and help her in locating the information she needs. She said he quit filing last June as best she can tell.**
- 3. Association QuickBooks – The system is up and data has been entered and balanced so that by the end of this I plan to have statements out to owners that reflect the Special Assessment for Roof Bldg. IV, Special Assessment for Dock Repair, Third Quarter Maintenance Fee and all payments received in this office since April 1, 2005. I am also enclosing statements from Gary's computer that reflect activity from 9/2004 thru 3/31/2005. There will also be a note asking all owners to review these statements for any errors. After May meeting, I received a letter from Dell Adams which specifies the concerns he has with the Building I project in detail. Bud Neuhauser, Matt Grogger and I met with Ed Tharp, contractor to obtain his responses and explanations to the items mentioned in the letter. A meeting will be held to attempt to resolve the issues.**
- 5. Semmer Electric has the light fixture in for the Octagonal Dock but the pole has not come in yet.**
- 6. I met with Superior Power, their engineer and Semmer Electric regarding connecting power to the water pumps in Bldgs. II, III and IV. It has been determined that, in the event of a fire, all electrical power from the generator and water must be directed solely to the fire pump. However, in the event of a power shortage, the generators in each building have the capacity to power the water pumps. Semmer will be here today to see if the water pumps are already**

- equipped with the relays. Semmer suspects that they already have the relays. His original estimate was \$1,530.00.
7. The signage that I have ordered for the property, some was destroyed in the storms last year, will be here in the next two weeks.
  8. New umbrellas arrived for the pool and a cold water dispenser was installed. Two pool tables are damaged and should be replaced this week.
  9. I contacted the Sanibel Harbour Resort and Spa regarding our Annual Meeting. They have reserved Saturday, November 15 from 10 a.m. to 4 p.m. in the Gardens Ballroom. They have graciously donated coffee, soda and danish for the meeting.
  10. Stemic finished the work for us on the Long Dock and installed a pelican roost between the fishing dock and the octagonal dock.
  11. I have enclosed a proposal from Stemic for the repair of the rip-rap and sink holes behind them.
  12. I have ordered new floor mats for the buildings.
  13. Maintenance now has one fan, two blowers and one generator in preparation for hurricane season.

#### **DOCUMENT REVISION COMMITTEE REPORT**

Motion was made to employ legal counsel to review and update the revised documents starting with the issues of windows, doors, railings and screens and that Punta Rassa Condominium Asso. Not incur legal fees in excess of \$7,500.00. The motion was seconded. The motion passed with unanimous vote.

#### **INSTALLATION OF SLIDERS ON KNEE WALLS IN BUILDINGS 2-4**

Debra Vogt stated that the Kosinski Engineering report was partially completed for Buildings 2-4. Reid Potter volunteered to contact Sy Elakman and determine if it is possible for him to x-ray one of each of the balconies in Buildings 2-4 and establish if there is any existing reinforcement in the knee walls that could support the weight of sliders being mounted on the knee walls. The moratorium on any further installation of sliders on knee walls is still in effect.

#### **WATER INTRUSION IN ELEVATORS**

A motion was made to spend up to \$3,000.00 with Arnold/Sanders Architects and Engineering firm to investigate the cost of closing in the elevator landings with glass on the entrance side of the buildings. The motion was seconded. The vote on the motion was unanimous.

#### **CODE VIOLATION – MAINTENANCE BUILDING**

**Motion was made to engage Arnold/Sanders Architecture and Engineering to represent the association and contact Lee County with respect to the Code Violation and to instruct Arnold/Sanders to seek permission to comply with the Original Development Order for the Maintenance Building but to have a grass parking area instead of the previous shell surface. Motion was seconded. The motion passed unanimously.**

#### **SPECIFICATIONS FOR BUILDING IV WINDOW REPLACEMENT**

**Motion was made to engage Arnold/Sanders Architecture and Engineering to produce the Building IV window replacement specifications at the \$1,250.00 quoted price. Motion was seconded. The vote on the motion was unanimous.**

#### **RESPONSE TO JIM BALDWIN, UNIT**

**Motion was made to authorize Becker-Poliakoff to prepare a response to the letter received from Jim Baldwin regarding window replacement in his unit stating that the association would reimburse Jim Baldwin for the cost of the guest bedroom slider and the living room slider at the cost of the windows that was quoted to the association by Gulf Coast Builders, Inc. when they were originally ordered by Gary Nees for Jim Baldwin. In addition, Mr. Baldwin would be notified of the specifications for the replacement of any additional windows in his units.**

**Motion was made and seconded. The votes in favor were made by:**

**Bud Neuhauser**

**Reid Potter**

**Gail Cristensen**

**Zep Neuhauser**

**Linda Deen**

**Matt Grogger**

**Mr. Dell Adams stated that he wanted to abstain from the vote because Mr. Jim Baldwin was a friend. Debra Vogt, manager informed him that state law prohibits a member of the Board from abstaining from a vote for any reason other than the fact that that Board member could gain financially from the decision. Ms. Vogt asked Mr. Adams if he stood to gain financially from the vote. Mr. Adams answered "No". Ms. Vogt informed Mr. Adams**

that the vote would had to be recorded as a “Nay” but that note of his objection would be made in the minutes. The motion passed.

## **BUILDING II ROOF REPLACEMENT**

Debra Vogt reported that owners of Building II were interested in knowing when the roof replacement project would begin on their building. The Board directed Ms. Vogt to initiate the process of the Building II roof replacement. Mr. Simpson, owner Unit made a presentation of his ideas on how the roof replacement should proceed and Mr. Neuhauser asked Ms. Vogt to consider these suggestions in her recommendations to the Board on the roof replacement project.

## **EASEMENT AGREEMENTS: LANDSCAPE EASEMENT AND SECOND MODIFICATION OF EASEMENT FOR JOINT USE OF WATERFRONT AREA**

A motion was made by Zep Macherowski and seconded by Bud Neuhauser to verify that previous easement agreements had been with Marina Acquisitions, LLC. Formerly Sanibel Harbour Marina and Yacht Club. Motion passed unanimously.

Debra Vogt was directed to verify that the two easements agreed to in January 2005 had been properly recorded and to obtain copies.

A motion was made to engage Becker-Poliakoff to review the easement agreements and to make changes with respect to 1.) the marina agree to maintain the long dock as pertains to normal wear and tear; 2.) the long dock is for “pedestrian use only” and 3.) delete “Prevailing to grant at not cost” portion of easement agreement. Motion passed unanimously.

A motion was made and seconded to adjourn the meeting at 1:45 p.m. The motion passed unanimously.