

Punta Rassa Condominium Association, Inc.
MINUTES
REGULAR BOARD MEETING

January 11, 2006

The meeting was called to order at 10:30 a.m. by Gerry Dehm, President. Present were Linda Deason, Matt Grogger, Gail Christensen, Reid Potter and Dell Adams. Bud Neuhauser was absent due to death in the family.

APPROVAL OF MINUTES:

Minutes of 11/15/2005 – Special Board Meeting re: Hurricane Wilma were approved.

Minutes of 11/19/2005 Annual Membership Meeting will be approved at next year's Annual Membership Meeting. Matt Grogger and Reid Potter will compare notes on vote tallies so that they can be added to the minutes.

Minutes of 11/19/2006 Board Meeting after the Annual Meeting were approved by Linda Deason, Gerry Dehm, Gail Christensen, Reid Potter and Dell Adams. Matt Grogger voted nay. The minutes were approved.

Minutes of 11/29/2006 Special Board Meeting. Minutes were approved with correction of adding that the Motion passed as amended with respect to the resealing agreement.

Minutes of 12/2/2006 Search Committee. Minutes were approved.

Minutes of 12/8/2006 Special Board Meeting. Minutes were approved.

Correction to be made was that Matt Grogger abstained from voting in favor of the seven standing committees.

Minutes of 12/16/2006 Search Committee Meeting. Minutes were approved.

Minutes of 1/5/2006 Special Board Meeting. Minutes were approved.

COMMITTEE REPORTS

Gate Committee: Steeven Knight made a presentation with respect to the security gate. Due to the elimination of the ingress/egress to the hotel parking lot from Punta Rassa Road due to sidewalk and curbing, it may or may not be feasible to locate the security gate as had been originally planned. Steeven Knight said that he would be installing motion sensitive cameras at the marina and that he and his partner would consider putting the money he would have spent on the gate towards the same type of camera system here at PRCA if the gate turned out not to be feasible.

The fountain that was planned for the area where the flag pole is located can't be built in the retention pond as planned due to county code. If an alternative location isn't feasible, Steeven will donate the funds to landscaping at PRCA instead.

With respect to the real estate office, Steeven said it was his understanding that Ginny Johnson was still resolving issues regarding rebuilding and that the matter had been turned over to her daughter and son-in-law to handle.

Steeven Knight said that they hoped to have the final Certificates of Occupancy for the marina in the third week of February. He also owns the land where the Bait Shack is located and will begin to build a condominium there in about a year.

Steeven will be installing lighting on the long dock and is considering modeling the fixtures after those on the hotel's docks. They have also brought in their own water line for the marina and not effecting PRCA water pressure. It was necessary to supply the marina fire protection generator. The electric and cable lines will be buried when the project is finished.

The walkway behind Buildings II and III will be cement and not pavers therefore the easement agreement will have to be amended.

It was suggested that the Gate Committee responsibility be expanded to include security, also.

SEARCH COMMITTEE

The search committee recommended John Shonak for hire as property manager. The Board approved and Mr. Shonak will start work on Monday, February 6, 2006.

LANDSCAPING COMMITTEE

The landscaping committee met on January 9, 2006. The landscaping committee made the following recommendations:

Replace plants by the pool – Fran, Ted & Patti

Remove rotten plant holder on deck

Pool furniture needs cleaning

Replace plants outside of spa – stones on path need cleaning

Remove remains of horse shoe area

Tennis court – trash cans full and chicken wire needs to be fixed

Repair fence by shuffle board area and replant the vines – take out two posts by the fence

Bldg. I – Two beds that are bare should be replanted with xora and palms

Entry sign at Guest Parking area needs repair/paint

Owners object to all the reflector lights. Need to work on solutions to prevent the destruction of the islands in front of the buildings.

Reinstall lighting on the Building IV waterside

When construction is over, replant the island in front of Bldg. IV. In the meantime, the dead plants should be removed and possibly put in temporary plantings.

**Replace the 40 or more trees that were taken down.
Install new trees on a monthly basis.**

Area between Building II and IV needs attention ASAP

Plan a work day

Order lantana to be planted on islands

**Give H.O. Landscaping Company 30 days notice and
begin bids for a new landscaping company**

2005 Recommendations:

Replace shuffle board courts

Replace broken parking bumpers and repaint

Landscaping Committee members:

Gail Christensen, Linda Deason

Shirley Lance, Joe Wiggins

Ted Charles, Jim Wilson

Sara Wilson, Carol Smalley

Sue Grogger, Sheryl Sheer

Ted Johnson, Jan Eagen

Tom Hutchinson, Patti Couch

Fran Kieling

It was discussed that the Landscaping Committee makes recommendations to the Board and reports to the Board. Also, the Board requested that cost estimates accompany the specific recommendations made by the committee. It was discussed that maintenance issues included in the recommendations be given to the property manager who would communicate this to the

maintenance staff and supervise the completion of the tasks so that there would be clear lines of responsibility.

A motion was made by Reid Potter to authorize the property manager to proceed with recommendations #1-12, except for #8 and that no major palms or tall growing palms be planted in front of Building I. Matt Grogger amended the motion to reflect that the landscaping committee expense does not exceed the First Quarter 2006 budget. The amended motion passed.

The landscaping committee was asked to get prices and schedule of costs for item 13. Also, it was agreed that no action be taken with respect to H.O. Landscaping Co. until the new manager comes on board and can review the situation with the committee.

Dell Adams made a motion to approve the trimming of the trees on the property so long as the cost is within the 2006 budget for tree trimming. The motion passed unanimously.

CAPITAL IMPROVEMENTS COMMITTEE

The committee will meet with the engineers and review the existing studies regarding installation of sliders on the lanai knee wall in Buildings II, III and IV. There is currently a moratorium in effect regarding further installations. It appears as Building IV may have sufficient existing support for the knee wall installation but Building II and III would require some form of additional support prior to installation.

A bid was received from Sanibel Glass for the elevator enclosures prior to finalizing the budget. Reid Potter asked for and was granted permission from the Board to meet with the engineer for further clarification of the specifications for the enclosures.

LUNCH BREAK 11:45 – 12:30

Upon reconvening, Gerry Dehm stated that committee activities should be coordinated with the property manager. Also, committee chairpersons should have the option to ask for committee volunteers.

The Board authorized Debra Vogt to contact KONE and notify them that they can proceed with the additional budgeted repairs to the elevators starting in April 2006, the off season.

The Board reviewed owners' requests for reimbursement of various expenses and authorized Debra Vogt to take the appropriate action and notify the owners of the Board's decisions.

NEW BUSINESS

The Board discussed the fact that a plan should be formulated for the replacement of all Buildings' windows with Hurricane code glass in order to avoid the constant costs being incurred as a result of the age of the current windows and leakage.

A motion was made by Gail Christensen and seconded by Dell Adams to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 3:15 p.m.