

**Punta Rassa Condominium Association, Inc.**  
**MINUTES**  
**REGULAR BOARD MEETING**

**February 15, 2006**

The meeting was called to order at 9:30 a.m. by Reid Potter, Acting President.

Present were Linda Deason, Matt Grogger, Gail Christensen, and Bud Neuhauser.

**APPROVAL OF MINUTES:**

Minutes of 01/11/06 – Board Meeting. Minutes were approved. Bud Neuhauser abstained from voting, because of not being present at the meeting.

Minutes of 02/03/06 – Board Meeting. Minutes were approved with one change; the meeting was called to order by Reid Potter instead of Gerry Dehm.

**PRESENTATION:**

A presentation was given on The Sanibel Toll way Construction by Paul Wingard, Deputy Director Lee Co. Dept. of Transportation & Kris Cella of Cella & Associates.

They presented the recent changes to the plans on the access lane to P.R.C.A. They are going to make a third lane with flex poles to control the exiting and entering traffic at this main intersection. Also, they would be moving the stop light in front of the bait shop's driveway. This is to prevent traffic to coming in and leaving on the same roadway from Punta Rassa, the bait shop, and Sanibel. They will start on March 15, 2006. Completion will be in approximately in one year. A question on lighting at that intersection/access to P.R.C.A. was brought up. The D. O. T. will check on this.

Reid Potter, Acting President and John Shonak, Manager will be attending a meeting on an update of The Sanibel Toll way Construction at Sanibel Harbour Resort & Spa this evening.

## **BUILDING COMMITTEE REPORT**

**Reid Potter gave the building committee report. He stated the installation of sliders on the lanai knee wall at Building IV has sufficient existing support for the knee wall installation but Building II and III would require the engineer's advice for additional support prior to installation. Estimates of additional support are \$5,000. to \$6,000. per lanai. Bud Neuhauser suggested that Building III should have the windows installed first because the elevators had the most damage from the water. They will look into putting cross drains in the landings where water comes from the walkways during a storm. Fred Couch has called the engineer about the use of store front windows on the prevention of water into the elevators. Repair of the landings and elevator doors should be finished by August, which was already budgeted. We are waiting on contract. There are two or three landings that will that will need to be repaired to prevent further damage to the elevators at a cost of \$2,700.00 each. He spoke to Arnold Engineering about the status of the plans/contract. When the contract is signed it was recommended to do Building IV first, followed by II, and III. It was noted there are problems with the railings in Building III.**

**It was mentioned that Building I will have a small generator installed. Dell Adams noted that the generator will be located in the Trash Room and powered by propane. This will be used to power up the elevator only. Matt Grogger questioned if building I & III always lose power at the same time. The prior observations indicate that they do. The generator will be a special assessment to Building I.**

**Recorded easement agreements which just returned from the attorney, were briefly reviewed by the Board making sure that the word "marina" change was contained in the easements. Bud Neuhauser noted that we would loose 2-3 parking spaces in back of building II on the walkway easement. Gail Christensen made a motion to approve the easements documents with the word "marina" added in Section F of the easements. Matt Grogger seconded. Unanimously passed.**

**Gail Christensen suggested that a survey for the seven foot walkway be undertaken. Matt Grogger made a motion that a survey be made not to exceed \$5,000.00. Gail Christensen seconded.**

**Unanimously passed. John Shonak gave the following Manager's Report.**

**MANAGER'S REPORT  
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**The attorney is reviewing the requests by the cellular companies to:**

- 1. Install a generator on the roof of Building III**
- 2. Cancel the operation of the cellular tower on Building III**

**John Shonak has successfully completed orientation.**

**The auditor expects to complete the audit at or around the next Board meeting.**

**All window orders have been placed as a result of Hurricane Wilma damage. Mold remediation has been contracted for unit in Bldg. I.**

**I have gone through all outstanding issues with owners that were decided on at the last Board meeting with John.**

**The pool heater is 12 years old and has been fixed for this season; however it will be necessary to schedule replacement before next season.**

**The elevator repairs required by the recent inspection report that was emailed to you will be completed within the 30 period allowed.**

**Pest Control will take place on February 28<sup>th</sup> and March 1<sup>st</sup>.**

**John will be putting up notices regarding "Spring House Cleaning" and will arrange for a dumpster to be**

placed between Buildings II and IV for the placement of trash.

The Hurricane Wilma repairs have been completed except for:

#### 1. Repair to spa awning

11. The problem of roof drainage caused by the annual test of the fire pump in Bldg. IV has been corrected. The Bldg II and III generators require bearing lubrication and Jackson Fire has been contacted to do the repairs.

12. The fire department inspection of the property required that the trash chute bottom floor closures be fixed. The work is in the process of being done.

13. The paint sprayer and paint have been purchased to repaint the parking bumpers after the season ends.

14. The Building IV roofing project is in the process of being inspected according to contract. When Sy Elakman and Advanced Roofing produce the completed inspection reports and the releases of lien, final payment can be made.

15. We are still waiting for Fyr Fyters to get the final inspection from the Iona Fire Dept. of the Bldg. III alarm system. Fyr Fyters has to present the fire dept. with the plan specifications from their engineer as required by code changes since the original plans were filed. The Board approved payment of the original 50% deposit that was never made to the Fyr Fyters.

Fyr Fyters has presented two invoices that they would like the association to pay because they have incurred additional engineering fees due to the code changes since their original plans for the retrofitting of the building were approved.

16. Rick Arnold is trying to schedule an appointment with Bldg. Code enforcement and Planning to arrange for parking at the Maintenance Bldg. and a hardship dispensation for the parking spaces in the Limited Development Order described for the front of the building where an easement currently exists.

## **17. Employee Insurance: Discussion by John**

**SCI (payroll service) stated that there must be 90% participation offer in employee health insurance to all employees at Punta Rassa including the manager to be effective.**

**The contribution cost for Punta Rassa is \$1860.00 per employee. It was noted the Punta Rassa's contribution cost for the manager per contract is \$5,000.00 per year.**

**It was recommended to participate in this program.**

**The financial report was given by John Shonak, manager.**

**A letter was received from Dell Adams resigning from the Board of Directors for reasons related to health effective February 13, 2006. We appreciate his efforts to be of service to the organization and wish him well.**

**The election and appointment for candidates to the Board of Directors took place. Candidates were Arthur Davis, Philip Chagnon, and Fred Couch. Fred Couch and Arthur Davis were elected to the Board of Directors. Bud Neuhauser motioned to accept the two candidates to the Board of Directors. Seconded by Gail Christensen. Unanimously passed. The election of Officers for the Board of Directors took place. Matt Grogger was elected President and Reed Potter went back to his old position as Vice President.**

**Reed Potter was going to verify and check the vote on proxies from the annual meeting.**

### **OPEN DISCUSSION**

**There was a general discussion on the landscaping at Punta Rassa. It was recommended that the manager contact Stiles Landscaping, Common Grounds, and R. T. Walsh Inc. for proposals on our landscaping needs. Gail Christensen and Linda Deason, and other members of the Landscape Committee and John Shonak will meet with them and go over with them our landscape needs and requirements. Other discussion centered around Steeven Knight of Sanibel Harbour Yacht Club on the**

**landscaping , security, and lightning within his property and Punta Rassa's property.**

**Bud Neuhauser made a motion to adjourn at 12:30 pm**

**Seconded by Arthur Davis**

**Unanimously passed.**