

Punta Rassa Condominium Association, Inc.
MINUTES
REGULAR BOARD MEETING

March 15, 2006

The meeting was called to order at 9:30 a.m. by Matt Grogger, President.

Present were Reid Potter, Vice President; Linda Deason, Treasurer/Secretary; Gail Christensen, Director; Bud Neuhauser, Director; Arthur Davis, Director, and Fred Couch; Director.

OLD BUSINESS

COMMITTEE REPORTS

LANDSCAPING REPORT

Gail Christensen gave the landscaping report. The committee interviewed with two companies – Common Grounds and Stiles Landscape Co. John Shonak, Manager mentioned R.T. Walsh is not taking on new customers. No work will be done until Sanibel Harbour Yacht Club work is finished. Gail Christensen mentioned how Jeff Griffith, Maintenance Supervisor is doing a good job helping with landscape.

BUILDING COMMITTEE REPORT

Reid Potter gave a report on the elevators. He stated the landing /doors repair was more than first noted. Raising the elevator sill and installing 6'10" doors was heavily discussed. Rusted steel shims under are expanding and pushing sills upward. There is a question of raising the sill by 2" will meet current elevator code. Fred Couch mentioned there was only minor water intrusion in Building I and Building I not be included in repair process. Slabs in all Buildings were originally constructed sloping towards elevator openings. It was budgeted for 8 entrances/landings at \$1800.00 each. If the sills are raised, the tile must be sloped accordingly.

Matt Grogger stated that we were budgeted for approximately \$58,000.00 for elevator glass enclosures. After a heavy discussion

on elevator glass enclosures vs raising the sills, Gail Christensen made a motion to spend the budgeted \$58,000.00 for elevator enclosures. Also, Fred Couch mentioned that the proposals that came in on this project were from \$64,000.00 to \$110,000.00. Sanibel Glass came in at \$64,000.00. Their bid was used for the budget figure. Fred Couch stated that elevator glass enclosures was only a partial solution and that raising of sills addresses the whole water intrusion issue. Arthur Davis seconded Gail's motion. Linda Deason, Gail Christensen, Matt Grogger, Art Davis voted in favor of the motion. Reid Potter, Fred Couch, and Bud Neuhauser voted against. Motion passed.

APPROVAL OF MINUTES

Approval of the minutes for February 15, 2006 Board of Director's meeting was tabled until Reid Potter's paragraph in the Building Committee report was clarified. Approval was withheld until the next meeting.

Reid Potter discussed the update knee wall on lanai and testing. They will not lift the moratorium on Building IV. If there are knee wall problems at Buildings II and III. They have to be reinforced. Fred Couch gave more information about elevators and the problems with water intrusion problems with handrails, on elevator lobbies, and lanai.

Reid and Fred said they would have price of glass elevator enclosures in two weeks.

Matt Grogger gave information about the document committee.

A discussion about the Sanibel Causeway took place. No exit into Punta Rassa when coming from Sanibel. You will have to U-turn at the Lighthouse Restaurant. There still will be a dedicated lane for the entrance into Punta Rassa Road when coming from Mc Gregor "East." Betsy Belpedio from Building III volunteered to start a petition with Sanibel Realtors, Punta Rassa residents, and others protesting this U-turn.

John Shonak gave the following Manager's Report.

It was noted John Shonak is working with Philip Chagnon from Building IV on the insurance policies which are up for renewal in May and June for new proposals from other insurance companies. The domestic water pump in Building IV continues to be a problem of running continuously. John is investigating and going to work with the manufacturer of the whole system. He will be checking the pressurized tanks for tank pressure.

There was a discussion on the Financial Report. Reid Potter made a motion to combine all water bills and divide by 194 and change it to a common expense. There was further discussion about Sanibel Harbour Yacht Club drawing water from Punta Rassa and billing them for water from us. Gail Christensen seconded Reid Potter's motion to combine all water bills and divide by 194 and change it to a common expense. The motion passed unanimously. Reid Potter made a motion to bill Sanibel Harbour Yacht Club at \$300.00 a month retroactive for the last 15 months until they have a separate water meter hook up. Seconded by Bud Neuhauser. The motion passed unanimously.

NEW BUSINESS

Matt Grogger presented a Project Status Report which will be updated by John Shonak and the various committee chairpersons. It was well received by the Board.