

**PUNTA RASSA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 19, 2006
9:30 A.M.**

Present were:

**Matt Grogger President
Bud Neuhouser
Linda Deason Sec/Treas
Gail Christensen Director
Fred Couch Director
Thom Davis Director
Reid Potter Director was present via speaker telephone**

Membership sign in sheet attached.

Matt Grogger called the meeting to order at 9:35 A.M. A quorum was established and notice was duly posted.

Kone Presentation

Dean Collins, Sales Manager of Kone Elevator, attended the meeting to explain the various proposals and options he submitted to resolve the water intrusion problems regarding the elevators. He stated the immediate concern the State Inspector has is the excessive rust present in the hoist-ways. The two factors that contribute to this situation are the outdoor environment and the slope of the floors. In order to obtain certification we must begin repair of the most severe corrosion and reduce the amount of water intrusion in the hoist-ways or shafts, and the pit.

There are two sets of elevator doors that are of concern, one set in each elevator lobby and the set that is part of each elevator cab which close when you are in the elevator. The door sill support beams on several floors have an extensive amount of rust. This has been caused by water running over the sills and onto these beams for an extended period of time, some sills have begun to bow up due to the rust of the supporting beam, and this distortion will eventually lead to door opening and closing problems.

It was the opinion of Mr. Collins that the ideal situation would be complete enclosure of the elevator lobbies to keep the hoist ways dry and to keep maintaining the present configuration. An alternative would be to raise the sills and slope the lobby floors away from the door opening on each floor. This would require replacing the 7'0" elevator doors with 6'10" doors.

It appears the lower floors are suffering more than the upper due to the cumulative volume of water from the floors above. The problem was intensified when the carpet was removed and the tile was installed because this raised the lobby floor level above the elevator door sill level.

Mr. Collins opined that the State Inspector would be patient if there was a plan and contract in place to resolve the issues at hand.

A Motion was made by Bud Neuhouser to address the water intrusion issues by raising the elevator sills and rescind the window project so that monies, not to exceed \$72,000., can be used to start the project. Seconded by Gail. Passed unanimously.

Linda expressed concern regarding the aesthetics of the slopes and Fred assured her great care will be taken not to have it appear to be a patch job.

Previous Minutes

A Motion was made by Fred Couch to approve the February 15, March 15 and 31, 2006 minutes, as revised. Thom Davis seconded. Motion carried unanimously.

Treasure's Report

To date the Money Market operating account has \$260,000. The reserve money market has \$49,000. and the operating account has \$49.00. A transfer will be made into the operating account to cover monthly expenses.

Barbara Cook and Linda have been trying to reconcile the Quick Book records with the bank statements.

There is presently \$81,700. owed to the Association, with one individual owing in excess \$32,000. Assessments more than 30 days past due have been turned over to the Attorney for collection.

All water and sewer bills will be added together and the total charge will be prorated to each unit. This will eliminate inequities that result from the swimming pool and hot tub being supplied through the Building I water meter.

Reid asked if the Marina was paying their share of the utility bills. The past fifteen months will be researched.

Committee Reports

Building Committee

Fred reported the knee walls in buildings 2, 3 and 4 were tested and the design rebar does exist. Engineer, Arnold Sanders will provide an official report within a few weeks. He noted that hurricane shutters create the same wind load on the knee wall that hurricane code windows would. However, the moratorium on the installation of sliders on the lanai knee wall remains in effect.

Landscape Committee

Gail received two proposals for the replanting of building 4 and the central retention pond area. The lowest bid for building 4 was \$6,821. from Pat Rohaley Landscape. Gail and Linda will approach Steve Knight regarding a contribution toward the planting of the retention pond area.

It was also the feeling that the area between buildings 2 and 4 should be cleared and prepped for planting since it was included in the \$6,821 bid for building IV. An additional parking space was once discussed for that area. It will be looked into.

Gail made a motion to start with the planting and the soil prep of building 4 and the 15' area between buildings 2 and 4 for an amount not to exceed \$6,800. Motionn was seconded by Linda and carried unanimously .

The propane tanks located between building 2 & 4 will be located and marked.

Gail submitted a bill from Growing Concerns which she was told remains unpaid. Reid had asked Growing Concerns for a copy of that invoice which he never received. They had been asked by Debra if all invoices had been submitted and when she was told they had, they account was closed out. This bill appeared several months later.

Gail will ask them to resubmit all bills for '05 and it will be looked into.

Search Committee

During last week's committee meeting two new members were appointed to the committee, Herb Minkin and Ted Johnson, increasing the group to six members. Several resumes have been received and management companies are being looked into as well.

New Business

Fred stated he had two bids from roofing consultants regarding the review of building 2's roof. One bid was \$9,000 and the second from Scott Bonk was \$26,000. Fred will get one more bid.

The elevator equipment room stairs need to be repaired either as part of or in conjunction with the repair of Bldg II roof. In an effort to preserve the plantings that will be going in Fred will find out where the roofers will be setting up their equipment. Since the landscaping between bldg 2 & 4 will be completed before the bldg II roof replacement, the roofing contractor must be responsible for replacing any damaged landscaping.

Shuffle Board

Linda received an estimate of \$16,300. for the installation of two new shuffle board courts plus \$1500. to haul the old ones away. She also looked into a (Fibreglass ???) poly-foam cover that would

be placed over the existing courts for \$1,495. ea plus tax and freight. PRCA maintenance staff would do the concrete repair work necessary.

Linda made a motion to purchase two (2) shuffle board covers at \$1,495 ea (plus tax and shipping) (size to be determined) and the equipment not to exceed \$700. Bud seconded. Motion carried unanimously.

Security Issues

Securtis was given an opportunity to improve their service after a walk around was conducted and an explanation of expectations were given to them. They failed to meet the goal. A search is being conducted for a new security company. The Marina has hired in house security and has discontinued paying the 1/3 share of that expense.

Bud Neuhauser will chair a new committee that will look into gating the community to improve security and reduce extraneous traffic through PR.

Consent Agenda

Legal Council has recommended the adoption of a resolution that addresses the ownership and responsibility of the windows. Upon adoption by the Board Of Directors the resolution clearly draws a line in the sand enforcing provisions in our Documents which precludes an owner from replacing their own windows and prevents the Board from granting permission to do so.

Linda made a motion to accept the resolution. Fred Couch seconded. Reid opposed. Passed by majority.

Parking Lot Lights

Photos of Snook light fixtures were presented. Twenty-six (26) lights are needed at a cost of \$24,290. The fixtures will be green. \$46,520. total cost. The budgeted amount was \$16,500. leaving \$30,020. over budget.

Gail made a motion to authorize Linda to order the lights and to put a special assessment for the over budget amount on the agenda for the May meeting. Thom seconded. All in favor.

Window Replacement

Rick Arnold will submit a window and door proposal within a few weeks. It will include an engineered drawing and a window schedule for all buildings.

#4 Roof

\$92,000. is being retained from Advanced Roofing until satisfaction of job performance is met. There is a soft spot that has to be addressed and the lightning wires have to be removed. The City has signed off on the permit. Cingular will be removing their equipment

Barbara Cook has helped straighten out some of the bookkeeping issues, but the need remains for a CAM licensed accountant. Debra Canty has recommended Barbara Fallacara. The Board was in favor of bringing her on.

Roof Repair Building #3

Crowther Roofing submitted a bid of \$34,000 to repair the roof. They could not pinpoint the location of the leak due to air conditioner supports and other equipment obstructing the view of the total roof surface. They suspected that the recurrence of damage to the ceiling in unit 902 was the result of the insulation being wet when a patch was applied. They stated over 80% of the roof's membrane is exposed to damaging ultraviolet because the granular protection is gone. Their recommended repair is the application of a white elastomeric coating that will reflect the sun light and extend the life of the roof by an estimated ten (10) years.

They strongly recommended that approximately \$2000. per year per roof should be budgeted for roof maintenance. It is imperative that roofs be kept free of debris.

Discussion

Linda asked Bill Chagnon if the \$90,000. budgeted for flood insurance is necessary. Since you are located in a flood zone it is required by law to have this type of coverage. Brown & Brown has stated to expect a 30% increase in insurance premiums this year and there is a risk of non-renewal next year.

Maureen & Bud Turner have asked to be reimbursed for their \$500. deductible. They submitted a claim against their personal policy for damage to their unit caused by a leak from a malfunction of an Association's water pump. The Board agreed to pay after proof of the deductible is submitted.

Steve Knight would like to construct a cupola at the end of long dock. He will be asked to submit plans.

The Document revision committee is working on the finalization of the documents. A letter has been sent to all owners requesting written feed back on their individual concerns about provisions in the document drafts that were submitted for approval at the 2005 annual meeting.

Adjournment

Linda made a motion to adjourn at 2:10 P.M. All were in favor

Respectfully submitted,

Debra Canty, Interim Property Manager