

PUNTA RASSA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

May 17, 2006

9:30 A.M.

Present were:

Matt Grogger	President
Reid Potter	Vice-President
Linda Deason	Treasurer
Fred Couch	Director
Thom Davis	Director
Gail Christianson	Director

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

A motion was made by Reid Potter to accept the minutes to the April 12th and 19th, 2006 meetings. Fred Couch seconded all in favor.

Treasurer's Report

Linda Deason stated there was \$55,000. owed to the Association. This number is primarily comprised of debt of only two owners. This matter will be turned over to the Attorney for collection. Barbara Fallacara will meet with Nav (the auditor) on Wednesday, May 24th to finalize the audit.

Building & Grounds Committee's Report

Fred Couch has been previously authorized to spend \$5,000. on Engineering Studies. Arnold Sanders will cost approximately \$1,100 for the knee wall structural drawings and \$4,000. for the raising of the sills. The window schedule and specifications amount is not to exceed \$8,000.

Nextell has requested the installation of a stand-by generator.

Option 1: A dual powered generator on a platform

Option 2: Locate on the ground. Possibly in an unused storage unit.

Concerns expressed are the fuel tanks, the noise and the propane line and tanks. The units would self check one time per week.

Advantages: Added income.

The contract was sent to Becker & Poliakoff for review. The attorney had more questions than answers. There is no obligation per existing contract. This would be an addendum to it.

Jim Baldwin asked if possibly a new generator could be purchased and used by both Nextel and PRCA, with Nextel sharing in the cost. It will be looked into.

Gail would like the contract renegotiated at expiration for a higher amount. The wear and tear on Building III's roof should be factored in.

Negotiation Committee will be comprised of Reid Potter and Joey (because of his electrical background).

Parking Compliance on the Maintenance Building is being addressed by Rick Arnold. He met with the County on May 16th to discuss the loss of five spaces when the easement was granted. Reid and Fred will meet with Rick on May 17th. Steve Knight will be approached for five spaces in the Marina at the May 19th meeting. The area next to the tennis courts must have a swale put in.

Broken parking bumpers will be replaced and repainted.

An emergency cleaning of the roof drains had to take place over the past several days. Building IV was completely clogged and the overflow affected the electrical panel. Repairs cost \$2,700. Building II had roofing material debris, Building III has no exit. The cost will be roughly \$13,000.

Advance Roofing will be asked to share in the expense; much of the debris was roofing material and trash from the workmen.

The parking lot will be resealed and the sink holes repaired by Building II. The sink holes will be dug up under the parking area and filled, the curb between Buildings II & IV will be relocated. The cost is \$22,000.; Steve Knight will pay \$8,000. towards the total. The addition of one parking space at Building IV will be added to the contract.

Parking requirements and a layout for each building is under consideration.

Building I Generator Proposal

Dale Adams found a 20kw generator on line for____. Electrical installation would be additional. Semmer Electric bid it at \$20,000.

Landscape

Gail presented estimates for work the Landscape Committee would like to get done. The Board is reluctant to proceed without a plan to review. The hiring of a landscape architect will be looked into.

Gale made a motion to proceed with items 1, 2, 8, 9, 13 & 14. The motion failed for lack of a second.

Shuffle Board Court

Jeff has suggested having Dan Tucker pour concrete over the existing court. Maintenance will paint the surface. This will be at a fraction of the cost of the proposals submitted.

Search Committee

Approximately eight resumes have been submitted for the property management position. None of them were deemed suitable. Four Property Management Companies were interviewed and it was narrowed down to three. The final recommendation of the committee is Kramer Triad out of Naples. They manage Mystic and Riva Del Largo in Fort Myers.

They will be on property one time per week. Our present employees will be placed on their payroll and will take direction from them. A schedule of weekly, monthly and annual maintenance will be provided. One year of active records will be housed at their office. They require a one year contract. A sample contract has been submitted.

Linda made a motion to hire Kramer Triad contingent on satisfactory negotiations and contract review by our attorney. Thom seconded. All in favor.

Fred Couch made a motion to repeal the September, 2004 job description of the property manager's position. Seconded by Linda. All in favor.

New Business

The following is a breakdown of the Hurricane Willma expenses:

Common	\$26,314.	\$135.64 per unit
Bldg I	2,879.	89.97
Bldg II	1,077.	29.92
Bldg III	6,405.	118.61
Bldg IV	30,944.	429.78

Fred Couch made a motion to pass a special assessment for Hurricane Wilma expenses as per the presented schedule. Gail seconded. All in favor.

Matt Grogger met with Tom Poulus of IRMS. They reviewed the insurance policies and their premiums. Due to some "high risk" items on property the premiums are higher than anticipated. There is a \$30,000 budget deficit under insurance.

Linda Deason made a motion to pass an assessment of \$155. per unit to cover the additional insurance premium. Seconded by Fred Couch. All in favor.

Old Business

Parking Lot Lights: The Hotel property requires five (5) lights at a cost of \$6,800. We will present them with a bill for that amount.

Linda made a motion to pass an assessment of \$200. per unit for the installation of new parking lot lighting.

Window Replacement

The draft for the window and door schedule will be ready next week.

If you have paid for your own window or door replacement previously, a pro-rated credit may be applicable if you meet the criteria of the Board Directive adopted at the February 2005 meeting. Legal Counsel is working out the formulas and particulars.

Marilyn White requested she be allowed to install a new window. She was asked to wait on legal opinion before proceeding.

Elevator

Matt asked the Board to entertain the thought of hiring an elevator consultant. Fred suggested Building II's ninth (9th) floor have the sills raised to see what the result would be.

Roof

Seams have opened on Building III and there are pitch pockets from the equipment platforms. The drains are higher than the roof surface, opposed to being recessed. Bids have been obtained and are being reviewed.

Crowther has submitted a proposal to apply two applications of weather seal for \$34,000. Another bid for \$25,300 has also been submitted.

Fred and Ried have a meeting scheduled with Rick Arnold at 3:00 P.M. today to clarify the proposals. It is recommended to hire a consultant to over see the entire project.

Fred Couch made a motion to spend \$14,000. for Rick Arnold to prepare specifications for 1) elevator water intrusion drawings 2) window & door specifications 3) locate rebar in knee wall and 4) capacity of knee wall. Seconded by Reid. All in favor.

A proposal was made to have Rick Arnold update storm shutter specifications.

A proposal was made to hire an elevator and window project manager.

It was discussed that the Annual Meeting be moved to January; otherwise the date will be November 18, 2006.

Linda presented a proposal for the repair and maintenance of the tennis courts. The Nidy Company would repair the court and install a new net for \$5,328.

Gail made a motion for money to be allocated from the operating budget. Seconded by Reid. All in favor.

Adjournment

A motion was made to adjourn by Gail at 2:00 P.M. All in favor.