

**PUNTA RASSA CONDOMINIUM ASSOCIATION**

**REGULAR BOARD MEETING**

**JULY 19, 2006**

**OPEN DISCUSSION- Bob Simpson, Building II, expressed concerns about hurricane**

**windows and shutters and Building II roof. He would rather discuss these items as presented by the board during the meeting.**

**Dorothy Charles, Building I, expressed concerns about Building I windows leaking.**

**Dale Adams, Building I, expressed concerns about the flooding between the pool and the Yacht Club and the remedy for the problem. Mr. Adams stated that a drainage ditch had been removed and the marina had elevated their land causing this problem. Mr. Adams would like to see solutions to the dust problem for Parcel 5 in front of Building I.**

**Reid Potter, Building III, wanted more reasonable guidelines for contractors on the property and the fact they had to notify maintenance. He stated that cleaning and food services did not fall under that restriction.**

**Call to Order**

**The meeting was called to order at 9:45a.m. by Matt Grogger, President. The board members present were Linda Deason, Gail Christensen, Bud Neuhauser, Thom Davis and Reid Potter. Kirk Bliss our property manager was also present.**

**Gail Christensen made a motion to approve the minutes of the June 21, 2006, board meeting. Reid Potter seconded. Bud Neuhauser and Linda Deason abstained from voting, because of not being present at the meeting. Motion passed.**

**MANAGER'S REPORT- Kirk Bliss advised the board he had talked with Matt Shull at the Yacht Club and together had walked the property concerning the flooding problems. He explained they had**

a intricate filter/drainage system in place and they would not allow Punta Rassa to access that system. Mr. Bliss believed that the water was coming from our own property and we would have to address the issue. He advised that our lawyer Joe Adams should draft a letter to Sanibel Harbour Yacht Club expressing concern about the change in drainage resulting from SHYC construction and asking for verification that their construction was to code. Mr. Neuhauser made a motion to draft a letter. Dr. Christensen seconded. Motion passed unanimously. Mr. Bliss will contact Joe Adams concerning the letter.

Kirk Bliss advised the board the locks had been changed on our roofs because of vandalism. He further stated that owners were not allowed on the roof and contractor were causing damage to our roofs.

Mr. Bliss recommended that the maintenance staff stagger the times they report on the property to assure that at least one employee would be here between 8:00a.m. to 5:00p.m.. The maintenance phone number and the time contract work could be performed would be posted in the lobby. Contractors had to be off the property by 5:00p.m., Monday through Friday and by 1:00p.m. on Saturday and no work was allowed on Sunday. The maintenance staff would make a sweep of the property at 4:30p.m. to enforce this regulation.

It was agreed by the board that personal services did not have to check in with maintenance only contractors would be required. Mr. Bliss would discuss this with maintenance personnel.

Mr. Bliss met with a new landscaping company and would recommend that we change.

He advised that the current company was in the process of trimming and cleaning up.

Mr. Bliss met with the fire inspector for Building III and the fire panel issues have been addressed. He recommended that we hire a new company to handle the fire and sprinkler system.. We currently have several companies and this would simplify the process. Dr. Christensen made a motion to hire SimplexGrinnell

for a 3 year term at an annual cost of \$9,646.67 for the four buildings. Seconded by Mr. Davis. Passed unanimously.

Mr. Bliss discussed hiring a new engineering company to provide us a written opinion of the condition of the property and systems and to express their opinion as to the remaining serviceable life of the systems and the course of action to be taken. Arnold/Sanders Engineering will continue with the specifications for new windows. Mr. Bliss stated that previous engineering studies would be utilized by the new company and emphasized the benefits of one company evaluating PRCA. Dr. Christensen made a motion to hire Jenkins & Charland Consulting Engineers not to exceed \$8600.00. Seconded by Mrs. Deason. Passed unanimously.

Mr. Bliss advised the board that the elevators were a priority because the permits would expire in August. Mr. Bliss will be working on a resolution

Mr. Bliss advised that Building I windows are leaking and that they would need to be sealed properly. The contractor that install the windows is no longer in business. Jenkins & Charland Engineering will advise..

**TREASURER REPORT-** Mrs. Deason advised that it would be mid August before the merger of the bookkeeping systems was finalized. We currently have \$11,800.00 in the Bank of America account and would be closing that account. The other accounts were in closing status. We currently have \$170,208.00 in the new account with Orion Bank. The delinquency amount was \$159,228.00 but those payments were due July 1 and would improve. Mrs. Deason advised that the safe deposit box need to be closed at Bank of America. It would be necessary to remove George Blass, Robert Abramson, F.L. Macherowski and Garry Nees as signers. Linda Deason would be authorized to close the account. Linda Deason made a motion to close the account and remove the current signers. Seconded by Thom Davis. Passed unanimously.

Reid Potter discussed having the president and treasurer sign on the new checking account at Orion Bank. Motion was made by Reid Potter. Seconded by Mr. Neuhauser.

Passed unanimously.

Thom Davis asked Mr. Bliss to check with our attorney about moving the annual meeting to January for 2008. Mr. Bliss will advise.

Matt Grogger will check with Nina Hutchinson to see if the hotel has been reserved for the November 18, 2006 annual meeting.

Dr. Christensen recommended that we add sod and some flowers in different location on the property. Dr. Christensen made motion to purchase the sod and flowers and to have them installed for an amount not to exceed \$3000.00. Mr. Potter seconded. Mr. Neuhauser and Mr. Davis voted against the motion. Dr. Christensen, Mrs. Deason, Mr. Potter, and Mr. Grogger voted in favor. The motion carried.

Mr. Grogger requested a five minute recess.

Dr. Christensen left the meeting at 11:30a.m.

Mrs. Deason reported that the lanterns and pole lights would be shipped the end of July and we should expect them to arrive the first week of August.

Mr. Potter advised that he was talking with Nextel about the generator for Building III. Reid Potter would invite Nextel to the next board meeting. He would have Jenkins & Charland Engineers evaluate the elevators. He was talking to the marina about 5 parking spaces for the maintenance building so that we could comply with zoning. He also said he would talk with the hotel about allocating 5 spaces in Parcel 5. This would be coordinated with Arnold/Sanders Engineering who have been trying to resolve the compliance issue. Mr. Potter advised that it would be necessary to have the Arnold/Sanders Engineering Company inspect each unit concerning windows and hurricane shutters. It was recommended sending a letter to owners that we will be inspecting each unit and if you have new windows or shutters to provide documentation to the association.

A discussion continuing about windows on the knee walls, hurricane shutters, screens and railing. Also discussed was how

**our current documents effected those decisions. It was determined that we would need to talk to the attorney.**

**Linda Deason made a motion to adjourn at 12:45p.m. Mr. Nuehauser seconded. The motion carried.**