

PUNTA RASSA CONDOMINIUM ASSOCIATION
Regular Board Meeting
December 13, 2006

Open Discussion-Owners questioned the board and manager about the 2007 budget. The owners asked for explanations about the 2006 capital projects that were not completed. The owners asked questions about the window replacement. The roof for building 2 was also discussed.

Call To Order-The meeting was called to order at 10:00 a.m. by Linda Deason, President.

Roll Call of Directors-The board members present were Linda Deason, Herb Minkin, Marylin White Hansen, Bill Bussiere and Chuck Cutter. Reid Potter was present via speakerphone. Bud Neuhauser was not present. Joe Adams our property manager was also present.

Approval of Minutes-Linda Deason asked for an approval of the October 18 & 19, 2006, and the November 18, 2006 board minutes. Reid Potter made a motion to approve the minutes. Marylin White Hansen seconded. Motion passed unanimously.

Manager's Report- Joe Adams addressed the owners about the 2007 budget and how he had arrived at the figures. The 2007 budget preparation included the engineering study by Jenkins and Charland. He assured the owners that the antenna income for building 3 and building 4 would be resolved with Cingular. He was in the process of obtaining the contracts from Cingular. Mr. Adams had Ms. Cheryl Nunley from JRC Services make a presentation for a roofing system for building 2. JRC Services provided roof estimates for consideration. Mr. Adams reported that the pool heaters had been installed and that 4 umbrellas had been purchased for \$79.00 each. The numbers on building 4 parking bumpers had been painted. Maintenance would repair the water fountain at the entrance to the pool. Dan Tucker would complete the fence around the pool. Mr. Adams advised that Semmer Electric would rewire the electrical box near the maintenance building. Mr. Adams advised that a landscape designer was to begin January 2007. Three crates of mulch would be delivered next week and that sod was ordered for the front along the seawall and new sidewalk.

Treasurer Report-Joe Adams advised that the financial statements would not be available until December 16, 2006 meeting.

Committee Reports-

A. Building & Grounds Committee- Reid Potter advised that he was going forward with the window replacement.

B. Landscaping Committee- There was a discussion about who had ordered the flowers for the grounds. The board advised Mr. Adams that since our maintenance

manager or property manager had not placed the order we would not pay the bill. The board advised Mr. Adams to please tell the landscape company that all orders would be placed by the property manager.

New Business-The board discussed the elevator glass enclosures and decided more information was needed. Mr. Minkin made a motion to table the elevator glass enclosures on Building 1, 2, 3, and 4. Mrs. Hansen seconded. The motion passed unanimously.

The capital expenditures for **Building 1** were discussed.

A **motion** was made by Mrs. Hansen to authorize the expenditure of up to **\$10,000**. for elevator refurbishment. Mr. Minkin seconded. The motion passed unanimously.

A **motion** was made by Mr. Minkin to authorize the expenditure of up to **\$38,000**. for fire door/bottom landing access. Mrs. Hansen seconded. The motion passed unanimously.

A **motion** was made by Mr. Cutter to authorize the expenditure of up to **\$20,000**. for generator installation. Mr. Minkin seconded. The motion passed unanimously.

A **motion** was made by Mr. Bussiere to authorize the expenditure of up to **\$4000**. for mechanical room door. Mr. Cutter seconded. The motion passed unanimously.

A **motion** was made by Mr. Minkin to authorize the expenditure of up to **\$1650**. for a pool heater. Mr. Bussiere seconded. The motion passed unanimously.

A **motion** was made by Mrs. Hansen to authorize the expenditure of up to **\$3328**. for shuffleboard replacement. Mr. Bussiere seconded. The motion passed unanimously.

A **motion** was made by Mr. Minkin to authorize the expenditure of up to **\$1800**. for trash chute doors. Mrs. Hansen seconded. The motion passed unanimously.

The capital expenditures for **Building 2** were discussed.

A **motion** was made by Mr. Cutter to authorize the expenditure of up to **\$66,000**. for fire door/bottom landing access. Mr. Minkin seconded. The motion passed unanimously.

A **motion** was made by Mr. Bussiere to authorize the expenditure of up to **\$4000**. for a mechanical room door. Mrs. Hansen seconded. The motion passed unanimously.

A **motion** was made by Mr. Cutter to authorize the expenditure of up to **\$1856**. for a pool heater. Mrs. Hansen seconded. The motion passed unanimously.

A **motion** was made by Mr. Minkin to authorize the expenditure of up to **\$3744**. for shuffleboard replacement. Mr. Bussiere seconded. The motion passed unanimously.

A **motion** was made by Mr. Cutter to authorize the expenditure of up to **\$4050**. for trash chute doors. Mr. Minkin seconded. The motion passed unanimously.

The cost of the roof replacement for building 2 was being prepared by Jenkins and Charland Engineering Company and would be available later.

The capital expenditures for **Building 3** were discussed.

A **motion** was made by Mr. Bussiere to authorize the expenditure of up to **\$66,000**. for fire door/bottom landing access. Mr. Minkin seconded. The motion passed unanimously.

A **motion** was made by Mr. Cutter to authorize the expenditure of up to **\$4000**. for a mechanical room door. Mrs. Hansen seconded. The motion passed unanimously.

A **motion** was made by Mrs. Hansen to authorize the expenditure of up to **\$2784**. for a pool heater. Mr. Minkin seconded. The motion passed unanimously.

A motion was made by Mr. Minkin to authorize the expenditure of up to **\$5616.** for shuffleboard replacement. Mr. Bussiere seconded. The motion passed unanimously. A **motion** was made by Mr. Minkin to authorize the expenditure of up to \$4050. for trash chute doors. Mr. Cutter seconded. The motion passed unanimously. The board discussed replacement of two motors that power the water system for building 3. Mr. Adams would provide the board with prices.

The capital expenditures for **Building 4** were discussed.

A **motion** was made by Mr. Minkin to authorize the expenditure of up to **\$82,800.** for fire door/bottom landing access. Mr. Cutter seconded. The motion passed unanimously.

A **motion** was made by Mrs. Hansen to authorize the expenditure of up to **\$4000.** for a mechanical room door. Mr. Bussiere seconded. The motion passed unanimously.

A **motion** was made by Mr. Minkin to authorize the expenditure of up to **\$3712.** for a pool heater. Mr. Cutter seconded. The motion passed unanimously.

A **motion** was made by Mr. Cutter to authorize the expenditure of up to **\$7488.** for shuffleboard replacement. Mr. Minkin seconded. The motion passed unanimously.

A **motion** was made by Mrs. Hansen to authorize the expenditure of up to **\$5400.** for trash chute doors. Mr. Cutter seconded. The motion passed unanimously.

The board discussed replacing the decking in front of building 4 along the seawall and the two picnic tables. Mr. Adams would obtain bids.

The board discussed the web site. Mr. Adams advised the cost to manage the web site would be \$50.00 a month. A motion was made by Mrs. Hansen to have Kramer-Triad manage our web site. Mr. Minkin seconded. The motion passed unanimously.

The board discussed rip rap for the sea wall. Mr. Adams said he would check on the price.

Mr. Adams advised that he will begin obtaining bids and prices discussed for capital expenditures. At the next board meeting he would provide those figures. The board could then authorize a notice of special assessments to the owners to collect the additional funds.

Old Business-

A. Mr. Potter advised that the window replacement will be out to bid in a couple of weeks.

B. Mr. Potter advised that the engineering study for the roof replacement for Building 2 was still in progress by Jenkins & Charland, Inc.

C. Mr. Adams advised that we were waiting for permits for the installation of the fire doors and that the project would begin next week.

Adjournment-Mrs. Hansen made a motion to adjourn at 12:30. Mr. Minkin seconded. The motion carried.