

**Punta Rassa Condominium Association, Inc.**  
**Board Meeting**  
**April 21, 2004**

Mr. Neuhauser, Vice-President, called the meeting to order at 9:37 AM. Additional directors present were Dr. Christensen, Mr., Mr. Deason, Mr. Grogger and Mrs. Cheverton. Mr. Nees, manager was present as well.

**MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to approve the minutes of March 23, 2004 as presented. The motion passed unanimously.

## **REPORTS**

### Landscaping

Dr. Christensen reported that there was a lot of damage caused by the storm. Additionally about \$1500 worth of landscape repairs were necessitated by the painting around building three.

### Security

Mr. Neuhauser reported that the access keys for the fishing dock have been changed.

## **OLD BUSINESS**

### Change Orders

**MOTION** was made by Mr. Deason and seconded by Dr. Christensen to approve the change orders numbered 14, 15, and 16 including the recommendation to replace the soft stucco and roof flashing on building four based on review and approval of Elakman and Associates. The motion passed unanimously.

### Elevator Lobbies

**MOTION** was made by Mr. Neuhauser and seconded by Mr. Deason to obtain estimates for both sliding glass windows/doors and fixed glass panel to enclose the lobbies. The motion passed unanimously.

## Bay Odor

The letter from the Sumerels was read. It was noted that independent lab tests commissioned by the association do not support the theory that the odor is the result of sewage.

Mr. Grogger reported on a meeting with Lee County DOT and Parks representatives as well as correspondence with other state and federal representatives involved with the causeway bridge project. The intent is to see if water flow may be improved in the bay, which may help reduce the odor problem. There have been some sympathetic ears but no offers of help.

## **NEW BUSINESS**

### Lanai Screen Enclosures

**MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to approve the painting of the top of the bottom and middle rails of the lanai screen enclosures for buildings II, III and IV at a cost of \$60.00 per unit. The motion passed unanimously.

### Special Assessment Additional Painting

**MOTION** was made by Mrs. Cheverton and seconded by Mr. Deason to approve an additional special assessment of \$1160.60 per unit for building one. The motion passed unanimously.

**MOTION** was made by Mr. Grogger and seconded by Dr. Christensen to approve an additional special assessment of \$1350.00 per unit and utilization of \$500.00 per unit of existing reserve funds for additional renovation expenses of building three pending resolution of change order 13. The motion passed unanimously.

**MOTION** was made by Dr. Christensen and seconded by Mrs. Cheverton to adjourn at 11:53 AM. The motion passed unanimously.

**The next regular meeting will be May 19, 2004.**