

Punta Rassa Condominium Association, Inc.
Board Meeting
December 15,2004

Mr. Neuhauser, President, called the meeting to order at 9:34 AM. Additional directors present were Dr. Christensen, Mr. Macherowski, Mr. Adams, Mrs. Cheverton and Mr. Grogger. Mr. Nees, manager was present as well.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to approve the minutes of the November 20, 2004 election of officers board meeting as presented. The motion passed unanimously.

REPORTS

Manager

Mr. Nees reported that a number of painting project CO's have accumulated needing review. He proposed that the board meet on December 22, 2004 for this purpose.

Ed Tharp, contractor, has submitted a payment request for work to date on building one. Mr. Nees was directed to ask Elakman to review the request and the board will review this at the meeting on the 22nd.

Landscaping

Dr. Christensen presented a suggestion that consideration be given to relocating the car wash. The current area does not drain and creates an eyesore. Members were asked to look at alternative locations and the matter will be revisited at a later meeting.

OLD BUSINESS

Public Adjustor

MOTION was made by Mr. Grogger and seconded by Mr. Macherowski to rescind the board resolution adopted on August 18, 2004 directing that a public adjustor be engaged. The motion passed unanimously.

Marina Issues

Mr. Nees reported that the proposed easements being considered with the marina have been forwarded to the attorney for review.

Documents

Mr. Nees noted that he and Mr. Grogger have scheduled a work session for the first week of January to produce a document draft incorporating pertinent items of the current documents and amendments into the new draft.

Hurricane Update

Mr., Nees reported that a contractor has been located thru Steven Knight who is currently working on the tennis court fencing. Stemic Marine expects to begin work on the docks after the 1st of the year. Regarding window replacement, we are still waiting for written direction from Lee County. Questions were raised concerning the plans for the real estate office, if it will be rebuilt or what. Mr. Nees has had no specific information on this.

NEW BUSINESS

Building Four Roof

Mr. Nees advised that he has received a bid for repair of the rusted *A/C* conduit in the amount of \$43,000.00. Due to the amount involved and in light of the consultant's recommendation to replace the roof in the immediate future, it is recommended that roof replacement be considered for late spring.

MOTION was made by Mr. Adams and seconded by Mr. Grogger to move forward with the replacement of the building four roof. The motion passed unanimously.

MOTION was made by Mr. Adams and seconded by Mr. Grogger to adjourn at 11:34 AM. The motion passed unanimously.

The next meeting will be December 22, 2004.