

Punta Rassa Condominium Association, Inc.  
Board Meeting  
January 21, 2004

Mr. Potter, President, called the meeting to order at 9:30 AM. Additional directors present were Dr. Christensen, Mr. Deason, Mr. Grogger, Mr. Neuhauser, Mr. Macherowski, and Mrs. Cheverton. Mr. Nees, manager was present as well.

Mr. Potter asked for questions from any owners attending the meeting. The board was requested to place elevator lighting on the February agenda.

**MOTION** was made by Dr. Christensen and seconded by Mr. Macherowski to approve the minutes of November 19, 2003 as presented. The motion passed unanimously.

**MOTION** was made by Mrs. Cheverton and seconded by Mr. Grogger to approve the minutes of November 22, 2003 as presented. The motion passed unanimously.

**MOTION** was made by Mr. Macherowski and seconded by Dr. Christensen to approve the minutes of October 22, 2003 as presented. The motion passed unanimously with Mr. Grogger abstaining.

**MOTION** was made by Mr. Macherowski and seconded by Dr. Christensen to replace the building four ground floor number One elevator lobby door panel with stainless steel at a cost not to exceed \$2200.00. The motion passed unanimously.

**MOTION** was made by Mr. Neuhauser and seconded by Dr. Christensen to restrap the pool furniture at a cost of \$55.00 per lounge and \$35.00 per chair. The motion passed unanimously.

## **REPORTS**

### Landscaping

Dr. Christensen reported on landscape activity that included bed fertilization, sod replacement and committee inspection.

### Security

Mr. Neuhauser noted that there are no current security issues.

Budget Report ([See 2004 budgets](#))

Mr. Nees responded to several questions regarding the end of the year financial statements.

## **OLD BUSINESS**

### Building One Project

Mr. Nees reported that he spoke with the architect. The specifications are still not ready. The architect has scheduled a meeting with an engineer and glass manufacturer to review wind load concerns. He anticipates that he can have specs ready in about two weeks from that meeting.

### Miscellaneous

**MOTION** was made by Mr. Neuhauser and seconded by Dr. Christensen to replace the 2-yard dumpsters in buildings I and II with 4-yard units. The motion passed unanimously.

### Painting

**MOTION** was made by Mr. Grogger and seconded by Mr. Macherowski to approve the South Florida Painting change orders numbered 3 and 4 for building I and 6 and 7 for building III. The motion passed unanimously.

## **NEW BUSINESS**

### Web-site

Concern about confusion between the official authorized web-site [puntarassa.org](http://puntarassa.org) and [puntarassa.com](http://puntarassa.com) was discussed.

**MOTION** was made by Mrs. Cheverton and seconded by Mr. Neuhauser to table this issue indefinitely. The motion passed unanimously.

### Lobby Enclosures

**MOTION** was made by Mr. Deason and seconded by Dr. Christensen to hire Lerch, Bates & Associates, Inc., elevator consultants at a cost not to exceed \$1000.00 to inspect the elevators pertinent to the water intrusion problem and provide a recommendation to correct the problem. The motion passed unanimously.

### Screen Doors / Giller letter

**MOTION** was made by Mr. Macherowski and seconded by Mrs. Cheverton to table the issue of screen door color indefinitely. The motion passed with Mr. Macherowski, Mr. Potter, Mr. Grogger Mr. Neuhauser and Dr. Christensen and Mrs. Cheverton in favor and Mr. Deason opposed.

Road Safety

**MOTION** was made by Mr. Deason and seconded by Mr. Neuhauser to contact the county regarding safety concerns along Punta Rassa road. The motion passed unanimously.

Lagoon Odor

**MOTION** was made by Mr. Neuhauser and seconded by Mr. Deason to have the boat ramp basin tested for the presence of human waste at a cost not to exceed \$500.00. The motion passed unanimously.

**MOTION** was made by Mr. Grogger and seconded by Mr. Neuhauser to adjourn at 12:12 PM. The motion passed unanimously.

**The next meeting will be 9:30 a.m. February 18<sup>th</sup>, 2004**