

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

Mr. Neuhauser, Vice-President, called the meeting to order at 9:38 AM. Additional directors present were Dr. Christensen, Mr. Deason, Mrs. Cheverton and Mr. Grogger. Mr. Nees, manager was present as well.

MOTION was made by Dr. Christensen and seconded by Mr. Grogger to approve the minutes of June 16, 2004 as presented. The motion passed unanimously.

REPORTS

Landscaping

Dr. Christensen reported that the landscape committee would be doing a walk through on the 22nd.

Security

Mr. Neuhauser reported that the octagonal pier has reverted to the approved closing time of 10 p.m.

Financial

Mr. Nees reviewed the financial reports. Considerable discussion ensued regarding outstanding maintenance fees.

OLD BUSINESS

Building One Project

Mr. Neuhauser expressed frustration regarding the delays in acquiring bids for this project. Mr. Nees is to set up a meeting with the architect for next week.

Change Orders

MOTION was made by Dr. Christensen and seconded by Mr. Grogger to approve the change orders numbered 21 and 22. The motion passed unanimously.

NEW BUSINESS

Term Limits

MOTION was made by Mr. Deason and seconded by Mr. Grogger to include a proposed amendment to the association documents to be presented at the annual meeting limiting director terms to two consecutive terms. The motion passed unanimously.

Pet Ban

MOTION was made by Dr. Christensen and seconded by Mr. Grogger to include a proposed amendment to the association documents to be presented at the annual meeting banning pets with a provision grand-fathering current pet owners including replacement of existing pets. The motion passed unanimously.

Marina

The attorney's responses to questions from the last meeting were reviewed.

Elevators

Current status of obtaining elevator certificates was discussed.

MOTION was made by Mr. Grogger and seconded by Dr. Christensen to adjourn at 12:25PM. The motion passed unanimously.

The next regular meeting will be August 18, 2004.