

Punta Rassa Condominium Association, Inc.  
Board Meeting  
March 3, 2004

Mr. Potter, President, called the meeting to order at 9:32 AM. Additional directors present were Mr. Deason, Mr. Grogger, Mr. Neuhauser, Mr. Macherowski, and Mrs. Cheverton. Mr. Nees, manager was present as well. Dr. Christensen joined at 9:48. Andrew Conlyn the building one project architect was also present.

Mr. Potter asked Mr. Conlyn to review the current status of the project. He pointed out that the project is to waterproof the exterior envelope of the building by enclosing the lanais with sliding glass doors verses sealing the lanai decks. The exact process will depend upon the engineer's review of the knee wall construction and wind load requirements. Additionally the master bedroom window will be replaced and the wood framed wall replaced with a masonry wall either poured or concrete block.

Mr. Conlyn spoke about the advantages of the suggested PVC framed windows verses aluminum. They have been around for 15 to 20 years in Lee County. They are well suited for the Punta Rassa environment.

Mr. Potter asked for owner comments. The point was raised that a specific decision cannot be made until the engineer makes the call on the knee wall. Some wanted to know why we haven't gotten this answer before.

Mr. Mattingly introduced Jim with Florida Glass & Aluminum. Jim was able to address some of the questions concerning PVC verses aluminum. PVC is generally more expensive. He would not recommend painting PVC; it is available from different manufacturers in colors. Aluminum is still the norm in Lee County.

Mr. Potter asked owners present if they would accept an opening of fifty percent using four door panels instead of six. Nine owners said they would, one said no. He then asked if the owners would accept white framing. Seven owners would, three wouldn't.

Mr. Potter recessed the meeting at 11:05 to a day and time to be determined.

Mr. Potter reconvened the meeting at 9:35 AM on March 10, 2004.

Board members Dr. Christensen, Mr. Grogger, Mr. Neuhauser, Mr. Macherowski and Mrs. Cheverton were present. . Mr. Nees, manager was present as well. Andrew Conlyn the building one project architect and Dave Schumate, engineer, were also present.

Mr. Conlyn brought the engineer up to speed on where the project stands.

Mr. Schumate reported on the lanai knee wall structure. As it exists it is basically for looks. With regard to installing sliding glass doors on the lanai there are three options available to meet wind and weight load requirements.

1. Install up to an eight by four inch tube steel support horizontally along the top of the knee wall.
2. Remove the knee wall and install the sliders from floor to ceiling.
3. Cut the knee wall and install vertical tube steel supports.

Based upon discussion the architect proposes to prepare drawing based on the proposal presented in April and October of 2003 as follows:

Structural tube steel will be installed horizontally on the existing knee wall. A casement window will be installed along the short leg of the knee wall and a two-track sliding glass door system with two panels fixed and two moving. Tinted, impact resistant glass will be used. A new master bedroom window will be installed. A new handrail will be installed across the entire section will be installed. The framed wooden wall between the bedroom window and lanai will be replaced with a masonry wall. Aluminum window framing will be specified with vinyl as an option.

**MOTION** was made by Dr. Christensen and seconded by Mr. Grogger to accept the architect's description of the work specifications to be prepared. The motion passed unanimously.

Mr. Conlyn agreed to have the plans ready for bid in one month.

**MOTION** was made by Dr. Christensen and seconded by Mr. Grogger to adjourn at 10:47 AM. The motion passed unanimously.