

Punta Rassa Condominium Association, Inc.
Board Meeting
March 23, 2004

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

OLD BUSINESS

Mr. Elakman gave an update on the painting project. The need for and scope of work beyond the contract specifications were discussed. These included stucco and concrete repairs as well as extensive repairs of post tension cable plugs. Mr. Elakman reported that examination by experts in post-tension cable installation and repairs determined that the cables thought to be in need of replacement are not as bad as thought and will not need to be replaced.

Change Orders

MOTION was made by Mr. Macherowski and seconded by Mrs. Cheverton to approve the change orders numbered 10, 11, and 12. The motion passed unanimously.

Lanai Screen Enclosures

MOTION was made by Dr. Christensen and seconded by Mr. Potter to approve the painting of the lanai screen enclosures for buildings II, III and IV at a cost of \$59,616.00. The motion failed with Dr. Christensen in favor and Mr. Neuhauser, Mr. Macherowski, Mrs. Cheverton and Mr. Potter opposed.

Building II Roof Repair

MOTION was made by Mrs. Cheverton and seconded by Mr. Macherowski to approve the repair of the building II roof parapet flashing by Montgomery-Winslow roofing at a cost of \$4,385.00. The motion passed unanimously.

Building One Renovation

It was suggested that building one owners be notified that the contractor will remove the storm shutters during the project. If an owner wishes for the contractor to dispose of the shutters he must be notified in writing otherwise the shutters will be left on the lanai for the owner to do as he/she wishes.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to adjourn at 11:10 AM. The motion passed unanimously.

The next regular meeting will be April 21, 2004.