

Punta Rassa Condominium Association, Inc.
Board Meeting
November 17,2004

Mr. Potter, President, called the meeting to order at 9:34 AM. Additional directors present were Dr. Christensen, Mr. Neuhauser, Mr. Macherowski, Mr. Deason, 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 October 15, 2004 as presented. The motion passed with Dr. Christensen, Mr. Neuhauser, Mr. Macherowski, Mrs. Cheverton and Mr. Grogger in favor and Mr. Deason abstaining as he was not present on 10/15/2004.

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to suspend the agenda to allow Ed Tharp, building I project contractor, to address proposed work the motion passed unanimously.

Building One

Mr. Tharp reported that the building department expects to have the permit ready in a few days. Based on the permit being ready he expects to begin staging scaffolding next week and start demolition work the week following thanksgiving. Windows should arrive for installation by mid-January. He plans to work on half the building at a time. Mr. Tharp responded to a question concerning the shared savings that resulted in the change order on the windows and if he had knowledge of this potential savings prior to the execution of the contract. Mr. Tharp responded that he did not; this was supported by bid documents dated after the execution date.

REPORTS

Landscaping

Dr. Christensen reported that she was working with the marina concerning the sinkholes by the seawall and that she has reviewed the marina's proposed entry landscaping. Mr. Nees noted that the marine contractor, Stemic marine, would be addressing these when here working on the docks.

Management

Mr. Grogger shared his manager's report and requested that the association obtain the **CAI** manager's compensation and salary survey.

Financial

Mr. Nees distributed the October financial reports.

Security

It was noted that a new time clock is needed. Mr. Neuhauser noted that the parking regulations have been slackened for the duration of the building painting/repair work. Unauthorized people fishing off the property were discussed.

OLD BUSINESS

Marina Issues

The board discussed and reviewed Mr. Potter's letter to the Marina regarding items under negotiation.

MOTION was made by Dr. Christensen and seconded by Mr. Macherowski not to ask that a gate be installed on the long dock. The motion passed unanimously.

MOTION was made by Mr. Neuhauser and seconded by Mr. Macherowski to include a request to the Marina for 50% of the long dock repairs and to offer an exchange of dock use easements from the fishing dock to the long dock. Dr. Christensen, Mr. Neuhauser, Mr. Macherowski, and Mrs. Cheverton were in favor; Mr. Grogger opposed and Mr. Deason abstained due to a conflict of interest.

MOTION was made by Mr. Neuhauser and seconded by Dr. Christensen to accept Mr. Potter's suggested points of negotiations conceptually subject to further negotiations with the marina and further review at that time. Dr. Christensen, Mr. Neuhauser, Mr. Macherowski, Mrs. Cheverton and Mr. Grogger in favor and Mr. Deason abstained due to a conflict of interest.

Documents

The status of document review was discussed.

NEW BUSINESS

Staff Bonuses

MOTION was made by Dr. Christensen and seconded by Mrs. Cheverton to give association staff year-end bonuses in the same amounts as last year. The motion passed unanimously.

Supervisors of Election

MOTION was made by Mr. Macherowski and seconded by Mr. Neuhauser to accept the manufacturer's performance bond proposal and to authorize the down payment for ordering windows and sliding doors. The motion passed unanimously.

MOTION was made by Mr. Neuhauser and seconded by Mr. Deason to approve the appointment of Mrs. Grogger, Mrs. Lance, Mrs. Potter and Mrs. Ulrich with Carol Smalley as an alternate as supervisors of election with Mrs. Ulrich, Mrs. Lance and Mrs. Smalley to count election ballots. The motion passed unanimously.

MOTION was made by Mr. Neuhauser and seconded by Dr. Christensen to adjourn at 1:50 PM. The motion passed unanimously.

The next meeting will be December 15, 2004.