

Punta Rassa Condominium Association, Inc.
Special Board Meeting
September 4, 2004

Mr. Neuhauser, Vice-President, called the meeting to order at 1:08 PM. Additional directors present were Dr. Christensen, Mr. Macherowski, Mr. Deason, Mrs. Cheverton and Mr. Grogger. Mr. Nees, manager was present as well.

Mr. Neuhauser expressed thanks to all staff, management, and owners who helped get the property cleaned up after Hurricane Charley.

MOTION was made by Dr. Christensen and seconded by Mr. Deason to approve the minutes of August 18, 2004. The motion passed unanimously.

MOTION was made by Mr. Deason and seconded by Mr. Grogger to approve the minutes of July 21, 2004. The motion passed unanimously.

REPORTS

Landscaping

Dr. Christensen reviewed the Marina proposal for the basin edge along the North side of Building IV.

The landscaper is assisting Dr. Christensen in evaluating landscape damage and restoration needs.

On-Site Management

Mr. Grogger distributed a management committee report and asked for review and comments in the next 4-7 days.

Security

Mr. Neuhauser reported no problems. He also noted a proposal to have several owner volunteers to be trained regarding emergency building systems.

Financial

Mr. Nees distributed financial reports and reviewed maintenance fee receivables.

OLD BUSINESS

Building One

All bids are to be in by September 15.

Mr. Deason mentioned that he has heard several owners express concern about doing this work in season.

NEW BUSINESS

Marina Issues

A committee to consider marina issues was named by Mr. Neuhauser. Members are Dr. Christensen, Mr. Deason and Mrs. Cheverton.

Hurricane Charley Repairs

Piers

MOTION was made by Mr. Grogger and seconded by D. Christensen to approve the Stemic Marine proposal for dock repairs in the amount of \$69,445.00. The motion passed unanimously.

Engineer

MOTION was made by Mr. Macherowski and seconded by Dr. Christensen to have a professional evaluation of building structural condition relative to possible hurricane damage performed by Jenkins and Charland at a cost not to exceed \$4,800.00. The motion passed unanimously.

MOTION was made by Dr. Christensen to adjourn at 3:03 PM. The motion passed unanimously.