

Special Meeting of Board

January 15, 2007

Meeting was called to order by Linda Deason at 10am.

Board members present were L. Deason, H. Minken, C. Cutter, M. Hansen, R. Potter

Deason opened meeting by stating there would be only a discussing of items before the Board to bring the new members up to date on pending items.

Minken moved that owners could speak after items we presented and motion carried unanimously.

Deason outlined the start of the window project from old meeting minutes and notes.

Potter outlined the project and where we stood in the design and how it evolved. He stated engineering costs to date from Arnold-Sanders were \$20,548.50 for general project design as of Dec. 6. 2006 and \$11,345.50 for windows on lanais, railings, and analyzing floors and knee walls.

He stated we had 13 units in Building I, 12 in Building II, 15 in Building III and 16 in Building IV that had some windows of hurricane strength installed at Punta Rassa or owner expense was listed.

He discussed the changing requirements for fires stops on lanais either below or above the sliders if installed on the lanais.

The estimated cost of windows including engineering, giving credit to owners who installed their own, inspection, completing bid documents, monitoring work inside units was \$2,007/unit in Building I and \$21,079 for all other units. If windows are placed on lanais, the cost per unit would be in the order of \$33,033. These are all estimated figures and must be refined as credits and final design are completed.

The present contractor list is: All Island Glass, Gulf Coast Builders, Gulf Stream Painting, and RL James Inc.

Following this, there was discussion on moving the project forward and the many options to be considered such as boards duty and requirements or lack thereof for voting on same.

Discussion on lifting the moratorium, voting on allowing windows on lanais.

Other items discussed were parking requirements at Cook building, roofing on Building II.

No items were moved for voting as this was an organizational meeting.

R.H. Potter