

PUNTA RASSA CONDOMINIUM ASSOCIATION

Regular Board Meeting

February 15, 2007

Call To Order-The meeting was called to order at 9:30A.M. by Linda Deason, President.

Roll Call of Directors-The board members present was Linda Deason, Bud Neuhauser, Chuck Cutter, Marylin White-Hansen, Reid Potter and Herb Minkin. Jeff Roberts, CAM was also present.

Approval of Minutes- Herb Minkin made a motion to approve the minutes of the board meetings December 13, 2006, December 16, 2006, January 15, 2007 and January 17, 2007. Seconded by Reid Potter. Unanimous approval

Appointment of New Board Member- Jerry Dehm was appointed to the board of directors. Other owners in consideration were Phil Chagnon and Hendrik DeZeeuw. Mr. DeZeeuw withdrew his name when a majority was not reached in the first round of voting. In the final vote Jerry Dehm received a majority vote from Marylin White-Hansen, Herb Minkin, Bud Neuhauser and Chuck Cutter. Phil Chagnon received a vote from Linda Deason and Reid Potter.

Thomas D. Deyo, our attorney made a presentation to the board and the owners about the window replacement project and the moratorium that was put into place by the previous board. A question and answer session from the owners followed.

Kone made a presentation about the elevator safety, inspections and the condition of the elevators in the four buildings and the work that was recommended.

Window Replacement Project-Jerry Dehm made a motion to require that continuance of an association windows/sliders replacement program be subject to a 66 2/3 affirmative majority vote on the part of owners in a particular building in which necessary replacement of windows/sliders is being considered. To remove the moratorium on windows/sliders replacement and require that owners wanting to replace windows/sliders do so in accordance with material and installation specifications set forth in the engineering study report. Herb Minkin seconded the motion. Marylin White-Hansen, Bud Neuhauser, Herb Minkin, Chuck Cutter, and Jerry Dehm voted in favor of the motion. Linda Deason and Reid Potter voted against. The motion carried.

Reid Potter made a motion to permit sliders to be place on the lanai under the same conditions and under individual agreement, similar to that previously used and under conditions set up by PRCA. Jerry Dehm seconded the motion. Marylin White- Hansen, Bud Neuhauser, Herb Minkin, Chuck Cutter, Jerry Dehm and Reid Potter voted in favor of the motion. Linda Deason voted against. The motion carried.

The board discussed the different proposals for the necessary maintenance, insurance and management fee for Punta Rassa. The board considered contracts on the mechanical

room doors, trash chute doors, fire doors, latch locks for lobby entries, shuffleboard, upgrades for the fire alarm, exterior lights and fire exit lights. The board discussed the proposed modernization of the elevators as presented by Kone. Bud Neuhauser recommended another elevator company be consulted before work proceeded. The board discussed roof replacement for Building II and the roof inspections that were needed for all the buildings. The board set March 12, 2007 for the Special Assessment Meeting. A fourteen day notification letter would be sent to the owners.

Linda Deason reported that a check in the amount of \$14,700.00 had been received by Cingular which represents 10 payments for 2006. Two checks in the amount of \$1470.00 each for two months in 2006. Cingular was now current on their contract for 2006 for Building 3. Cingular had also made payments for January and February 2007 of \$1470.00 each. Building 3 payments for 2006 from Cingular will be deposited into the master association. The two payments for 2007 from Cingular will be deposited into Building 3's account. Cingular also made 3 payments in the amount of \$1150.00 each for Building 4. These 3 checks which are payments for 2006 will be deposited to the master association account. Mrs. Deason is still working for a final resolution of the antennae income for Building 4.

Marylin White-Hansen chairman of the landscape committee made a presentation to the board concerning the hiring of Ed Furst Landscape and Tropical Plants. The landscape committee had met with Mr. Furst to express our priorities. It was decided that the association would implement Mr. Furst recommendation in stages based on the budget. Mr. Furst will provide us with a landscape design for \$3000.00. That amount had previously been approved. Mrs. Hansen also showed the board the samples of material and pictures of pool furniture her and Mr. DeZeeuw had collected. The board decided that funds would not be available this year for new pool furniture.

Linda Deason advised that the web page had been restored and that it was available for viewing at www.puntarassa.org. Bruce Galles is the site master.

Adjournment-Herb Minkin made a motion to adjourn. Chuck Cutter seconds the motion. All in favor.