

PUNTA RASSA CONDOMINIUM ASSOCIATION  
**Regular Board Meeting**

February 21, 2007

**Call To Order**-The meeting was called to order at 9:00A.M. by Linda Deason, President.

**Roll Call of Directors**-The board members present was Linda Deason, Bud Neuhauser, Marilyn White-Hansen, Reid Potter, Herb Minkin and Jerry Dehm. Chuck Cutter was present via speaker phone. Jeff Roberts, CAM was also present.

A quorum was established. Linda Deason called the meeting to order. 35 owners of the association were also present.

Linda Deason discussed the \$945,000.00 elevator modernization proposal from Kone. The fact that Kone had done major repairs only a few years ago the board should consider hiring a consulting firm to make sure that the association receives the best advice. Chuck Cutter moved to hire an elevator consulting firm to help with this process and to place a cap of \$10,000.00 to be spent on the consultant. Mr. Potter seconded the motion. The motion passed unanimously.

Linda Deason discussed the delinquencies. Mr. Neuhauser moved to have a new attorney send a letter to Garry Nees, our former property manager, to resolve questions on **consent to transfer** letters that were signed by him. The units in question were on the delinquency list. Mrs. Hansen seconded. The motion passed unanimously.

Mr. Neuhauser made a motion to hire an attorney to investigate mismanagement of the association's funds by a former property manager on a contingency basis only. Mrs. Hansen seconded. The motion passed unanimously.

The Board discussed the upcoming special assessment and the individual items. They wanted to make sure that the money would be tracked separately line item by line item. Any excess funds will be put to the owners for vote on how to use the excess funds if any.

Mr. Minkin moved that the assessment will be due in one payment on April 7, 2007. Mrs. Hansen seconded the motion. Five board members voted in favor. Mr. Dehm and Mr. Neuhauser voted against. The motion passed.

A motion was made by Jerry Dehm to rescind the motion that Mr. Dehm made on February 15, 2007, that motion required 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 association 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 installations specification set forth in the engineering study report.

**Change to the following:**

The new motion is to remove the moratorium on windows/sliders replacement and require that owners wanting to replace windows/slider do so in accordance with material and installations specifications set forth in the engineering study report. The request must also be approved by the board of Directors in the proper form.

The motion was seconded by Reid Potter. Six board members voted in favor. Linda Deason voted against.

Reid Potter made a motion that the board adopts the policy that those members who have, or will install, hurricane window meeting PRCA requirements not have to pay any assessments for replacing windows of other units for a period of 15 years from their window installation. Any units having hurricane window presently installed at PRCA expense will not be included in that unit's exemption.

To qualify for this exemption, windows and sliders must meet the following standards.

1. All windows in the unit must be in code compliance
2. All future windows must be inspected by a PRCA representative, at the owners Expense.
3. All new windows must meet PRCA and county standards at the date of installation.
4. Any "or equal" windows must be approved by a PRCA representative at the owner's Expense.
5. The owner must have a PRCA agreement for any future windows.

Jerry Dehm seconded the motion. Five board members voted in favor. Mr. Minkin and Mrs. Deason voted against. The motion passed.

Mr. Dehm made the motion to adjourn and Mr. Minkin seconded. The motion passed unanimously.

Respectively Submitted

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