

PUNTA RASSA CONDOMINIUM ASSOCIATION REGULAR BOARD
MEETING

March 21, 2007 @9:30 a.m.

1. Linda Deason called the meeting to order at 9:30 a.m.
2. All Directors were present at the meeting.
3. Also in attendance were Jeff Roberts, Cam, and John Humphreville (attorney for Quarles & Brady)
4. Jeff Roberts introduced Mr. Humphreville to the audience as the new perspective attorney. Mr. Humphreville answered questions from the owners and the board. The board agreed to hire the new law firm.
5. The minutes of the meeting held on Feb. 7th, Feb. 15th, Feb. 21st, Mar. 5th, and Mar. 12th were approved. The Feb. 7th meeting needs the correction that Reid Potter and Bud Neuhauser were not present at that meeting. Jerry Dehm moved and Marylin Hansen seconded that all the minutes be accepted with the noted corrections. Unanimous Approval.
6. Jeff Roberts gave a brief report as to the status of the 2007 Capital projects that are being undertaken at this time, i.e. Roof project, elevator project, lighting, etc.
7. Treasurer's report was discussed including financial statements, update on delinquent accounts and that the antenna income issues are almost completed.
8. Committee Report
 - a. Landscape report-Jeff Roberts announced and thanked Art Hansen and Marylin White-Hansen for their generous gift of new patio furniture for the pool area. The pool furniture should be here in a few weeks. As the season winds down and the maintenance staff have more time the railings and decking will be repainted in the pool area.
 - b. Building and Grounds Report- Reid Potter discussed the issues that are going on window replacement. **Mr. Potter made a motion that any unit owner who replaces the railings on the lanai of their unit at their cost and that meets code compliance and PRCA specifications at the time of installation does not have to pay any assessment for replacing railings and screens enclosures of other units for a period of 15 years from his railing installation. Mr. Neuhauser seconded the motion.** Five board members in favor. Mr. Minkin and Mrs. Deason voted against the motion. Motion carries.

Mr. Minkin made a motion that all master bedroom window replacements must be done with the exterior railings in place. Mr. Dehm seconded. Motion carried unanimously.

9. Old Business

- a. Building II roof replacement was set to start April 2, 2007
- b. 2007 Capital projects moving forward
- c. Discussion not to allow “for sale” by realtors on the web site.

10. New Business

- a. New Hurricane Shutters specifications were adopted by the board. Mr. Roberts will provide owner copies as needed. Arnold/Sanders are working on the railing specifications.
- b. Elevator modernization bids are in progress
- c. Sea Wall repair will begin this summer.

11. Mr. Minkin moved to adjourn the meeting at 12:30p.m. Mr. Dehm seconded. Motion carried unanimously.

Respectively Submitted,

Jeff Roberts, CAM