

Punta Rassa Condo Association, Inc.
Special Meeting of the Board of Directors
4/30/2007 @ 1:30 pm

Directors Present: Linda Deason, Jerry Dehm, Charles Neuhauser, Herb Minkin, Chuck Cutter, and Reid Potter via teleconference.

Marylin Hansen was absent.

A Quorum being present Linda Deason called the meeting to order at 1:30pm

Also present were Jeff Roberts, CAM, and approx. 25 association members.

Discussion of the Elevator Project

After considerable discussion of the elevator project **Chuck Cutter moved and Herb Minkin seconded to sign an agreement to hire Vertical Assessment Corp. to handle our needs for an elevator consultant.** The cost would be \$800.00 per elevator. Unanimous Approval.

Discussion of the Reserves of the Association.

After a considerable amount of discussion on the need for the association to have proper reserve account to handle the long term need for capital projects. This will also help with the need to be able to have association member continue to finance their units. Jeff Roberts will write a letter to Fannie Mae Corp as to what their needs are that will make the association member have financing.

Discussion on Windows

After considerable discussion on how the Association will proceed with this topic Jerry Dehm moved and Chuck Cutter seconded the following:

I Jerry Dehm move that the maintenance and replacement responsibility of windows, sliders, entry doors, balcony screens and balcony railing be voted on by the unit owners. Our attorney will assist us in writing the necessary amendments to documents that will be put to vote and based on the results of that vote. The attorney firm will then

amend our documents properly. The board will retain architectural and specification control in regards to the above elements and also will reserve the right to police these items as currently stated in our documents. The motion passed unanimously.

A motion was made by Chuck Cutter to adjourn and seconded by Herb Minkin at 3:30 pm.

Respectively Submitted,

Jeff Roberts, CAM
Punta Rassa Condo Association, Inc.