

PUNTA RASSA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
JUNE 20, 2007 @ 9:30 A.M

1. Call To Order: Linda Deason called the meeting to order at 9:30a.m.
2. Roll Call of Directors: Members present were Linda Deason, Marilyn Hansen, Chuck Cutter, Jerry Dehm and Reid Potter. Also present via teleconference Herb Minkin and Bud Neuhauser. Jeff Roberts property manager was present.
3. Approval of Minutes: **Reid Potter moved to approve the board minutes for May 16, 2007. Herb Minkin seconded the motion. Motion passed unanimously.**
4. Management Report:
 - A. Jeff Roberts updated the board as to the status on the 2007 Capital Projects.
 - B. Mr. Roberts discussed the start of the Budget Committee. Linda Deason, Marilyn Hansen and Jerry Dehm will serve on the committee. Mr. Potter will serve as an alternate. Dorothy Charles and Henry De Zeeuw will also serve on the committee. Work on the budget will begin the first of July.
 - C. Mr. Roberts discussed the possible lawsuit with the past manager. This issue had been discussed with our attorney Quarles and Brady. A letter from Becker and Poliakoff, P.A., dated September 2, 2005, addressing accounting problems was also presented. It was decided by the board no action be taken against the past manager Mr. Garry Nees or his company at this time.
 - D. **Mrs. Hansen made a motion to investigate a smaller local law firm which specialized in condominium and contract law to handle mundane matters that we may need from time to time. Mr. Dehm seconded. Motion carries unanimously.** Prices will be obtained.
 - E. A current tally of the straw poll vote indicates a larger majority of owners prefer owner responsibility for window, doors and screens of each

unit. A majority of owners prefer delinquent accounts should be charged interest at the maximum level allowed by law plus late fees and changing the date of the annual meeting to a date and time in which more people can attend. That time would be in either January or February.

F. Mr. Potter made a motion that the three items on the straw poll be submitted to the attorney for document revision and that each issue would be a separate item. This revision would be voted on at the Annual Meeting November 17, 2007. Mr. Dehm seconded the motion. The motion carried unanimously.

G. Mr. Roberts discussed the dismissal of Gene Morris as maintenance supervisor. A proper severance package of two weeks paid salary will be presented.

5. Treasurer Report: Linda Deason verified that all the board members had received the May 2007, Financial Statements. The board members would receive these by e-mail and hard copy.

Mrs. Deason presented a bill from Quarles & Brady for \$11,297.50 for approval and payment. The bill was approved.

Jerry Dehm made a motion that the association refund the monies allocated in Special Assessment 1, 2007 Capital Projects for Insurance premiums to the unit owners within 30 days. Mr. Cutter seconded the motion. The motion carried unanimously.

6. Committee Reports:

A. Landscape Committee: Mrs. Hansen discussed that the landscaping project would begin July 3, 2007, for Building II.

B. Mr. Cutter agreed to find out what plans concerning the Real Estate Office were being considered and inform the board.

C. Building and Grounds: The board discussed how the a/c units on Building I and III had been secured. These units had been inspected by Crowther Roofing and our maintenance staff and the consensus was if a major storm hit Punta Rassa major damage would result.

Mr. Minkin made a motion to approve the expenditure of up to \$10,300.00, for securing A/C units on Building I and \$5,100.00 for securing of the A/C units on Building III. The monies for these projects would be taken out of the maintenance operating budgets for the respective building. Mr. Cutter seconded the motion. The motion carried unanimously.

Mr. Jim Baldwin discussed his conversations with the Nextel/Cingular telephone representatives about equipment on Building III. He advised the board not to let the cell phone company install the generator without first bringing their equipment up to the new codes.

Mr. Cutter made a motion to require Nextel/Cingular to upgrade their equipment, conduit, and cable supports to meet current code requirements prior to the installation of the generator on the roof of Building III. Mr. Dehm seconded the motion. Mr. Potter opposed the motion. The motion carried.

7. Old Business:

A. Elevator Modernization: The association should have the final report from Vertical Assessments the second week in July. The Board will then decide how to proceed. It was discussed that Vertical Assessments should routinely inspect our elevators to make sure that the proper maintenance was being performed as to our contract.

B. Windows and Railings: The final specs signed and sealed are complete on the windows for each building. Some changes in the screens and railings specs. were being addressed by Arnold/Sanders and will be available within the next two weeks.

The bill from Arnold/Sanders for the windows in the amount of \$2322.50 was presented by Mrs. Deason and approved for payment. The bill for the screens and railing for \$1800.00 was also presented and approved for payment.

Mr. Potter advised the board that he had finalized the plans for windows on his knee wall and that all fire codes had been met. He will proceed with new windows for his unit after obtaining the necessary permits from the city.

C. A motion was made by Herb Minkin to allow Charles Deason, Jr. to meet with Becker & Poliakoff about out outstanding invoice balance. This amount exceeds \$25,000.00. Mr. Potter seconded the motion. The motion carried unanimously.

D. Mrs. Deason discussed that the side balcony sliding glass window in Building III, Unit 106, had shattered and the lanai sliding window in Building I, Unit 103, had cracked. In Building III, Unit 806, the screens/ railings have needed to be replaced since Hurricane Charley and the owner had been told by a previous board the association would replace. Mrs. Deason stated that after Hurricane Wilma that the association had replaced several windows with impact hurricane code windows and felt that the same should be done for these owners. A special assessment had been necessary for these expenses after Hurricane Wilma. She stated that both law firms had advised the board that the documents place responsibility for replacing windows on the Association.

Mr. Cutter said that he had a resolution that he wanted to place on the table for discussion and vote, which would address this issue.

Resolution

Whereas: Multiple interpretations of the documents pertaining to the windows, window frames, entry doors, sliding glass doors, screens, and screen supports have existed,

And Whereas: There has never been a provision for funding the replacement or repair of said elements,

And Whereas: An enormous amount of time and money has been wasted and the results have been inconclusive,

Thereby: Be it resolved this 20th day of June, 2007, that the windows, window frames, entry doors, sliding glass doors, screens and screen supports will be considered part of the unit and therefore the owners full responsibility. Any and all future installation or replacement shall be in accordance with the Punta Rassa standards.

Mr. Cutter made a motion to approve the motion as stated. Mr. Dehm seconded the motion. The vote was as follows:

Linda Deason-No
Marylin Hansen-Yes
Reid Potter-No
Chuck Cutter-Yes
Herb Minkin-No
Bud Neuhauser-Yes
Jerry Dehm-Yes.

The Resolution Passed 4 to 3 in favor.

The board agreed to have the association replace the screens and railing in Building III, Unit 806.

By the above resolution the association will not replace Building III, Unit 106, or Building I, Unit 103, windows.

Mr. Roberts will advise the owners that they will be responsible for the replacement of the window in their units.

8. New Business:

A committee was formed to begin organizing the Association records. Pat Baldwin, Frank Tata, Jr. and Carolyn Tata will work with Mr. Roberts.

There was discussion regarding a committee from each building being formed to represent the owners and to present any problems and/or constructive ideas to the Board members. The board recommended that a letter would go out to the owners asking for volunteers.

9. Adjournment: Mr. Minkin moved to adjourn the meeting at 1:18 p.m. Mrs. Deason seconded. All in favor.

