

**PUNTA RASSA CONDOMINIUM ASSOCIATION REGULAR
BOARD MEETING**

August 15, 2007 @ 9:30 A.M.

1. Linda Deason called the meeting to order at 9:30 a.m.
2. Roll Call of Directors-
 - A. Members present: Linda Deason, Marylin Hansen, Chuck Cutter, Jerry Dehm, Reid Potter & Bud Neuhauser. Herb Minkin was present via teleconference.
3. Approval of Minutes- July 18, 2007 and July 24, 2007,
Mr. Potter moved to approve the minutes. Mr. Minkin seconded the motion. The motion passed unanimously.
4. Management Report-
 - A. Jeff discussed the progress of the 2007 Capital Projects.
 - B. The 2006 Audit from Myers, Brettholtz & Company, PA. was discussed. The board received a letter from the auditor explaining in order to continue with the 2006 audit, two options should be considered. The first option; Management can reallocate the expenses for the 2nd half of the year by condo and we can audit the information **or** the expenses can be left as is and we will modify our report.
Bud Neuhauser moved to leave the expenses as is and the report will be modified. Reid Potter seconded the motion. The motion passed unanimously.
 - C. Jeff talked about the Associa Home link and its uses. The automated call service is provided by Kramer Triad. **Jerry Dehm moved to accept the service. Bud Neuhauser seconded. The motion passed unanimously.**
 - D. Jeff Roberts informed the board that he expected the answer from the bank about the line of credit.
 - E. Mr. Roberts has hired a temporary service to organize our records from 2000 through 2007. File cabinets have been purchased.
5. Treasurer Report-
 - A. Mr. Roberts and Mrs. Deason gave an overview of the association's financial statement and the delinquent accounts. The board was advised about the owners whose accounts had been turned over to

the attorney for lien preparation and collection.

- B. The board asks the property manager to notify delinquent owners by certified mail with return receipt requested before the account is given to the attorney. The letter would be mailed to both addresses on file, if necessary.

6. Committee Report

- A. Landscaping- Mrs. Hansen discussed the progress made. We had used Work Force to plant and transplant shrubbery. New plants had been ordered.

The board discussed refurbishing the Seawall. The association had received a proposal from Stemic that included 60 tons of rip rap rock for \$9100.00. **Reid Potter made a motion to authorize \$12,000.00 for seawall restoration. Mrs. Hansen seconded the motion. The motion passed unanimously.**

- B. Building and Grounds- Mr. Roberts discussed the roof top door on Building 4. The swing of the door needed to be changed because of a safety hazard. **Mr. Dehm made a motion to make that change. Mr. Cutter seconded the motion. The motion passed unanimously.**

- C. Mrs. Deason appointed Mr. Jim Baldwin and Mr. Bob Simpson to serve on the Building and Grounds Committee. Both owners agreed. **Mr. Neuhauser moved for Mr. Baldwin and Mr. Simpson to serve on the Building and Grounds Committee. Mr. Minkin seconded the Motion. The motion passed unanimously.**

- D. A discussion in the installation of the new windows on Building 3 Unit 506. The concern was that the installation constituted a material alteration. Mr. Cutter went on the record that if the screens do not go back on the unit lanai then this would constitute a material alteration of the building. **Mrs. Hansen made a motion that the new screens remain inside the railings and go to the break metal. Mr. Cutter seconded the motion. Mr. Potter sustains. The motion passed.**

7. Old Business-

- A. Elevator Modernization- A discussion of the due date of the second half of the special assessment. **Mr. Minkin made a motion to set the due date October 1, 2007. Mr. Cutter seconded the motion.**

A motion to allow the President to proceed with the signing of a new Contract with a new elevator company and to have the Association Attorney to draft a letter to Kone as to their deficiencies in the present contract. Mr. Dehm seconded the motion. Mr. Minkin voted against the motion. The motion passed.

Mr. Dehm made a motion to adjourn the meeting at 1:18 p.m. Mr. Potter seconded. The motion passed.

Respectively Submitted,

Jeff Roberts, CAM