

PUNTA RASSA CONDOMINIUM ASSOCIATION
SPECIAL BOARD MEETING
November 27, 2007 @ 9:30 A.M.

1. Linda Deason called the meeting to order at 9:30 a.m.
2. **Roll Call of Directors**-Linda Deason, Marylin Hansen, Reid Potter, Jim Baldwin, Eve Heffernan and Jim Simantel were present. Elliot Williams was present via teleconference. Jeff Roberts, CAM was also present.
3. **Election of Officer**- Reid Potter nominated Linda Deason as President, Mr. Simantel seconded the motion. Mrs. Hansen nominated Mr. Baldwin as President, Mr. Williams seconded the motion. Mr. Potter, Mr. Simantel, Mrs. Heffernan and Mrs. Deason voted in favor of Linda Deason for President. Mrs. Hansen, Mr. Baldwin, and Mr. Williams voted in favor of Jim Baldwin. Mrs. Deason was elected President by a 4-3 vote.

Mr. Simantel nominated Reid Potter as Vice President, Mrs. Deason seconded the motion. Mrs. Hansen nominated Jim Baldwin as Vice President, Mrs. Heffernan seconded the motion. Mr. Simantel, Mrs. Deason and Mr. Potter voted in favor of Reid Potter for Vice President. Mrs. Heffernan, Mrs. Hansen, Mr. Baldwin and Mr. Williams voted in favor of Jim Baldwin. Mr. Baldwin was elected Vice-President by a 4-3 vote.

Mr. Baldwin nominated Elliot Williams as Secretary/Treasury, Mrs. Deason seconded the motion. There were no other nominations. Mr. Williams was elected unanimously as Secretary/Treasurer.

4. **Discussion of Elevator Contract**-At 10:00 A.M., Mr. Lee Rigby, our elevator consultant joined by teleconference. Mr. Rigby had submitted revised bid tabulations. Per instructions he had removed Kone from consideration and had reviewed the bids from ThyssenKrupp and Taylor Elevator. ThyssenKrupp had reduced the price by \$17,622.00, and Taylor had clarified what is included and revised their price to provide two full teams (one mechanic and one helper each) when possible instead of the one mechanic and two helpers as proposed. An overtime amount for completion of Building I in five working days was also submitted. Mr. Rigby had reentered the figures so that ThyssenKrupp's column shows the itemized amounts added for "bring-up, pre maintenance" work. Taylor has provided a price for the replacement of a machine seal that has started

leaking in Building III, Elevator #1 which is included in the ThyssenKrupp pre-maintenance, but all other items they will include at no extra charge.

Taylor's bid includes all new sill angels where the others bid just replacing those few that we identified as requiring replacement.

Mr. Rigby had research Taylor Elevator's ability to perform the scope of work and the continuing maintenance for this elevator equipment and found that Taylor Elevator has adequate staffing, repair and replacement parts and shop capabilities to handle this account. All reference checked turned out very complementary of Taylor Elevator with no negative comments.

In Vertical Assessments previous recommendation letter they stated that ThyssenKrupp would have been our first recommendation as we have had good experience with them; however, their prices, even after obtaining additional concessions, are still practically twice as much as the other bids received.

One of the reason for recommending Kone previously was the existing maintenance agreement that will now have to be terminated prematurely, and possibly Kone will have to be paid the profit portion of the contract for the remaining term.

Mr. Roberts advised that he had talked with John Demartino at Kone Elevator and that he had agreed to terminate the remainder of the maintenance contract for approx. \$13,000.00. (\$2500.00 a month for 5 months)

Mr. Rigby recommends a new proposal agreement be obtained from Taylor Elevator and review by our attorney which shall incorporate all the scope, additional features and cost reductions they have offered. Vertical Assessment based the pricing on their base bid, overtime and second mechanic labor, the replacement of machine seals in Building 3, #1 car, and replacing the doors with stainless steel clad doors.

Mr. Rigby advised that ThyssenKrupp was a union elevator company and Taylor Elevator was non-union.

After considering all factors, Vertical Assessments recommended awarding this project to Taylor Elevators as they have the best bid for the work specified.

ThyssenKrupp Elevator bid was a grand total of \$510,303.00. Monthly maintenance was \$2,960.00. (to be reduced 10% for first year)

Taylor Elevator bid was a grand total of \$272,564.00. Monthly maintenance was \$1,333.00.

Mr. Baldwin made a motion to rescind the motion that was made at the board meeting held October 24, 2007. The motion; to proceed with negotiation with ThyssenKrupp with the intent of entering into a contract with them for the proposed elevator work. Mr. Simantel seconded the motion. The motion carried unanimously.

Mr. Baldwin made a motion to enter into a contract with Taylor Elevator for the modernization, repair and monthly maintenance of elevators. Reid Potter seconded the motion. The motion carried unanimously.

5. Acceptance of Contract- Contract for renewal/modification of the South Florida Water Management District Water Use Permit. Environmental Consulting & Technology, Inc. will perform the scope of work not to exceed the amount of \$3,500.00. Mr. Potter made **a motion to accept the contract from ECT for \$3500.00. Mr. Baldwin seconded the motion. The motion carried unanimously.**

6. Adjournment- Mrs. Hansen made a motion to adjourn the meeting at 11:10 a.m. Mrs. Heffernan seconded. The motion passed.

Respectively Submitted,

Jeff Roberts, CAM

