

**PUNTA RASSA CONDOMINIUM ASSOCIATION REGULAR
BOARD MEETING**

September 19, 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, Bud Neuhauser, Reid Potter, Jerry Dehm and Chuck Cutter. Herb Minkin was not present. Jeff Roberts, CAM was also present.
3. Approval of Minutes- August 15, 2007 and September 11, 2007
Mr. Potter moved to approve the minutes. Mrs. Hansen seconded the motion. Approved unanimously
4. Management Report- Mr. Roberts gave the board an update of the 2007 Capital Projects. He had talked with Stanton Door Company and they would be installing fire doors next week. This project is almost complete. Mr. Roberts advised that a new part-time employee had been hired. Mr. Roberts discussed the 2008 Proposed Budget and the board decided to present to the owners for approval as is. The board decided they would recommend to the owners to approve the 2008 Budget. The board would not recommend approving with either reserves or without reserves. Mr. Roberts advised that the 14 day notice of the special assessment for delinquent owners had been mailed. Mr. Dehm made a motion that **all special assessment accounting for income and expense be separated from operational financial accounting statements and that expense for multiple projects special assessments are accounted for on a per line item basis.** Mr. Cutter seconded. Approved unanimously.
Mr. Roberts discussed the letter from our attorney about recording the "Resolution", that makes owners responsible for their windows/sliders, doors and railings. Mr. Veenstra advised that recorded or unrecorded will have no bearing on its efficacy. The board agreed not to record the "Resolution" and wait until the results of the annual meeting.
5. Treasurer Report- Mr. Roberts gave an overview as to the financial and the delinquent accounts.
Mrs. Deason advised that collection of rental income from delinquent owners would have to go to court to get judgments. The lawyer advised that foreclosure was the best option. The board agreed.

6. Committee Report- Landscaping-Mrs. Hansen discussed the plants that had been ordered from the nursery. The order would have to be postponed one week because the maintenance supervisor would need time to hire work force. Mrs. Hansen asks that any orders for plants had to be confirmed by her beforehand.

Building and Grounds-Jerry Dehm made **a motion that any windows/sliders installed on knee walls of building 2, 3, and 4 be installed such that they are contained by and mounted within the existing lanai screen support structure. All other criteria regarding fire code and wind resistance code compliance and form/fit requirements must be met.** Mr. Cutter seconded the motion. Mr. Dehm, Mr. Cutter, Mrs. Hansen, Mrs. Deason vote in favor. Mr. Potter and Mr. Neuhauser vote against. The motion carries.

7. Old Business-Mr. Roberts advised that Lee Rigby of Vertical Assessment Associates our elevator consultant was securing the final numbers from Thyssenkrupp, Kone and Taylor. That information would be available at the next regular meeting October 24, 2007.

Mrs. Deason discussed the owners in Building 1 and 2 that had their windows broken before the Resolution was adopted. Jerry made a motion **that decisions made by the BOD relative to the assumption of Association responsibility for windows/Sliders destroyed prior to the passage of the resolution adopted on June 20, 2007, be rescinded and that the association appropriately compensate the owners of Units 1-103 and 3-106 for their windows/slider loss. Appropriate compensation not to exceed a combined total of \$1500.00.** Mr. Potter seconded the motion. The motion carried unanimously. Building 1-103 cost to repair was \$865.72 and Building 3-106 cost to repair "in like kind" was \$300.00.

8. New Business-Mr. Cutter discussed that the Yacht Club would be interested in combining security patrol with the Association. Mr. Roberts and Mr. Cutter would find out the cost and advise.

9. Adjournment- Mrs. Hansen made a motion to adjourn the meeting at 12:10 p.m. Mr. Cutter seconded. The motion passed.

Respectively Submitted,
Jeff Roberts, CAM