

**PUNTA RASSA CONDOMINIUM ASSOCIATION REGULAR
BOARD MEETING
March 19, 2008**

9:30am- Meeting begins with open discussion, approximately 34 owners present.

1. Call to Order-Linda Deason called the meeting to order at 10:30 a.m.
2. Roll Call of Directors-Linda Deason, Marylin Hansen, Reid Potter, Eve Heffernan, Jim Baldwin and Jim Simantel was present. Elliott Williams was present via speakerphone. Jeff Roberts, CAM was also present.
3. Approval of Minutes- February 20, 2008, Regular Board Meeting
February 20, 2008, Special Assessment Board Meeting.
Mr. Baldwin moved to approve the minutes. Mrs. Hansen seconded the motion. Approved unanimously
4. Management Report- **Reid Potter made a motion to have the audio tapes kept in a secure place in the office. Eve Heffernan seconds the motion. The motion carries unanimously.**
Mr. Robert distributed to the owners present the opinion from Quarles & Brady, dated March 13, 2008, concerning the Special Assessment; Necessary Maintenance; and Vote of Unit Owners.
5. Treasurer Report-Mr. Williams reported that he was working with Kramer Triad on the financial statements. He also advised that a meeting with our auditor was set to discuss the financial statements and the 2007 audit.
6. New Business-A recommendation from Mrs. Hansen to change the hours of the security patrol. **Mrs. Hansen made a motion to change the hours of the security patrol to begin at 5pm until 1:00am. Mrs. Heffernan seconded the motion. All in favor; Mrs. Hansen. All opposed; Linda Deason, Elliot Williams, Jim Simantel, Jim Baldwin, Eve Heffernan and Reid Potter. The motion did not pass.** The hours will remain the same from 7:00pm until 3:00am.
7. Old Business- The Elevator Cost Breakdown was distributed to the owners. **Mr. Baldwin made a motion to use Taylor Elevator for the**

upgrade of the elevator cab interiors at \$6600.00 per cab. Marylin Hansen seconded the motion. The motion carries unanimously.

2008 Capital Projects were discussed. Jim Simantel reported the Sea Wall project would begin the first of May 2008. Mr. Simantel was evaluating the pool repair proposals. The fire doors installation bid package had been given to several General Contractors and waiting for proposals. Carolina Engines was still evaluating the fire pumps, water pumps and generators.

Reid Potter made a motion to approve Spectrum for the cleaning of the dryer vents. The President would be authorized to sign the contract. Jim Baldwin seconded the motion. The motion carries unanimously.

8. Committee Report- Architectural Review Committee had nothing to report.

Landscaping Committee-Eve Heffernan reported that Greenscapes had submitted plans for landscaping the entrance to the property.

Rules and Regulation Committee-Mrs. Hansen reported that the Rules and Regs had been restated and not amended. We had received an opinion from our attorney concerning how to adopt. No action was taken.

Building Committee-Building III requested the storage room on the second floor be cleaned and painted. No other Building reported.

Elliot Williams left the meeting at 11:10am; Jim Baldwin left the meeting at 12:30pm and Eve Heffernan left the meeting at 12:54pm.

Jim Simantel made a motion to move the open discussion to the end of the Board Meeting. Marylin Hansen seconded the motion. Linda Deason, Reid Potter, Jim Simantel, and Marylin Hansen voted in favor. Motion carries.

9. Adjournment- **Linda Deason made a motion to adjourn the meeting at 1:15 p.m. Mrs. Hansen seconded. The motion passed.**