

**PUNTA RASSA CONDOMINIUM ASSOCIATION REGULAR  
BOARD MEETING  
April 16, 2008**

1. Call to Order-Linda Deason called the meeting to order at 9:30 a.m.
2. Roll Call of Directors-Linda Deason, Marilyn Hansen, Elliot Williams, Eve Heffernan, and Jim Baldwin was present. Jim Simantel was present via speakerphone. Reid Potter was not present. Jeff Roberts, CAM was present.
3. Approval of Minutes- March 19, 2008, Mr. Williams moved to approve the minutes. Mr. Baldwin seconded the motion. Approved unanimously
4. Management Report- Mrs. Deason discussed the no trespassing signage on our Octagon Dock. **Mr. Williams made a motion to spend approx. \$300.00 for new sign on the Octagon Dock. Mrs. Hansen seconded the motion. The motion passed unanimously.**

**Mr. Williams made a motion to stay with IRMS contingent on Mr. Roberts reducing the price proposal \$2000.00. Mrs. Hansen seconded the motion. The motion passed unanimously.**

**Mr. Williams made a motion to authorize Mr. Charles A. Deason, Jr. to mediate up to \$30,000.00 to settle the outstanding debt with Becker & Poliakoff. Mr. Baldwin seconds the motion. The motion passed unanimously.** There was also discussion for Mr. Deason to obtain the records of the association held by the law firm.

The board discussed the letter from the Yacht Club requesting a need for a variance from the county to build a grilling area close to the property line. It was discussed that the structure would be self contained and relatively small. The board directed Mrs. Deason to ask the Yacht Club to provide a detailed drawing of the structure, exact location of the grill and the ventilation specifications. The matter would be discussed when the necessary information was supplied.

5. Treasurer Report-Mr. Williams talked with the owners about the positive aspects of funding reserves.
6. New Business-Mr. Williams spoke his concerns about the 2007 Audit as expressed by our audit firm.

Mr. Baldwin made a motion to remove Kramer Triad and Associates as the management company for the Punta Rassa Condominium Association in its entirety. The proper 30 day notice is to be given as of this day April 16, 2008 and the interview process for a new management company will begin immediately. A special meeting will be held in approximately two weeks and a new management company will be put in place shortly after.

**Mr. Williams seconded the motion. The motion passed unanimously.**

7. Old Business-Discussion about 2008 Capital Projects. The sea wall project will begin the first of May. The water pumps, fire pumps and generators were expected to cost more than budgeted. The board was still evaluating the fire doors bids. Mr. Baldwin was going to check the status of the permits issued on the fire doors installed in 2007.

After discussing the different pool contracts, Mr. Simantel made a motion to accept the contract submitted by Nassau Pool Company. Mr. Baldwin seconded the motion. The motion passed unanimously. Nassau Pool Company's bid was not to exceed \$18,000.00.

The Elevator Modernization was progressing ahead of schedule. The board discussed the elevator interiors and changing the wall coverings, the overhead lights, and the hand railings. Marilyn Hansen made a motion to change the elevator interiors. Mr. Williams seconded the motion. The motion passed unanimously. The projected cost of each elevator interior was \$6600.00 each.

8. Committee Report- *Architectural Review Committee*-No reports  
*Landscaping Committee*- Eve Heffernan reported that her committee had met and walked the grounds. The area that her committee wanted to focus on was the entrance and the water retention pond with the flag pole. Mrs. Heffernan and Mr. Simantel would be meeting with an architectural landscape company for suggestions.

*Rules and Regulations Committee*- Mrs. Hansen and Mr. Potter reported that the committee had met and would present their recommendations at the next meeting. Proposed Rules and Regulations changes were presented to the board.

**Building Committee**-No reports

9. Adjournment- Mr. Baldwin made a motion to adjourn the meeting at 12:30 p.m. Mrs. Hansen seconded. The motion passed.