

# PUNTA RASSA CONDOMINIUM ASSOCIATION

Regular Board Meeting

February 20, 2008

**Call To Order**-The meeting was called to order at 11:45A.M. by Linda Deason, President.

**Roll Call of Directors**-The board members present was Linda Deason, Eve Heffernan, Jim Simantel, Jim Baldwin, Reid Potter, Elliot Williams and Marylin White-Hansen. Jeff Roberts, CAM CMCA was also present.

**Approval of Minutes**- Jim Simantel made a motion to approve the minutes of the board meetings January 16, 2008, January 24, 2008 and January 31, 2008. Seconded by Mr. Williams. Unanimous approval.

**Management Report**- Mr. Roberts discussed the invoice for window replacement for Building III-106 and recommends the owner should be reimbursed for the window replacement.

Mr. Williams made a motion to reimburse the owner for the cost of the sliding glass door in the amount of \$2776.02, the money deducted from Building III maintenance expenses. Mr. Baldwin seconded. The motion carries unanimously.

Mr. Roberts discussed the cost of the installation of a switch hook for Building I. Mr. Roberts was going to check with Servpro for the cost of hooking up to the mobile generator. No action was taken.

Mr. Roberts thanked Mr. and Mrs. Simantel for the donation of the playground set.

**Treasurer Report**- The board members had received the December 31, 2007 financial statements. Mr. Williams reported the audit should be ready the first of April.

**Committee Report**-The architectural review committee had nothing to report.

Landscape Committee- Eve Heffernan reported that the committee was considering new design ideas with landscape companies.

The Rules and Regulations Committee submitted a final proposal for changes. Mrs. Hansen asks for an opinion by the lawyer for the correct procedure for adoption.

Building I has nothing to report.

Building II has nothing to report.

Building III recommends new boxes and fire extinguishers and recommended the shut-off valve be replaced by Amerigas.

Building IV reports that a meeting to discuss potential remedies against those individuals and companies that are seriously in arrears in their maintenance payments and assessments was held.

**Old Business**- Jim Baldwin reports that the elevator modernization is on schedule.

More bids will be obtained on the swimming pool for the 2008 Capital Projects.

**New Business**-Mr. Simantel and Mr. Baldwin report that storage room and doors will be repaired as needed.

**Adjournment**-Jim Baldwin made a motion to adjourn at 1:15pm. Mr. Simantel seconds the motion. Motion carries.