

Punta Rassa Condominium Association
Minutes of Regular Board Meeting
July 21, 2008

Call to Order: Linda Deason called the meeting to order at 2:00 PM.

Roll Call of Directors: Linda Deason, Jim Baldwin, Eve Heffernan, and Jim Simantel were present. Reid Potter and Elliot Williams were present via speakerphone. Marilyn Hansen was not present. Also present, James J. Walker, Property Manager, Mr. Jim Spires and Mr. Lawrence Perez of Spires & Associates.

Proof of Posting: A Proof of Notice Affidavit was filed July 18, 2008

Minutes: Motion: Elliot Williams made a motion to approve the minutes of the June 5, 2008 Board Meeting as presented. Second by Jim Simantel. All in favor, motion passed unanimously.

Manager Report: Jim Walker read his management report. Motion: Jim Baldwin made a motion to accept the cancellation of the wind insurance on the Cabana. Second by Eve Heffernan. All in favor, motion passed unanimously.

At this time Linda Deason made a **Point of Privilege**

Vertical Assessments made a recommendation that Building II elevator 1 have a new ring and worm gear at a cost of \$6046.37, Building IV elevator 2 needs to have a bearing replaced at a cost of \$1670.00 and Building 3 elevator 1 needs a bad driver and cables replaced at cost of \$8578.95. Motion: Jim Baldwin made a motion the we accept the recommendation of Vertical Assessments and approve the change orders. Second by Eve Heffernan. All in favor, motion passed unanimously.

Supreme Flooring Change order for Supreme Flooring The cost to raise and pitch the existing flooring with the dry pack mud method so they could drain properly was \$369.00 each for a total of \$1476.00. Motion by Jim Baldwin to approve the change for the additional money. Eve Heffernan second. All in favor, the motion passes unanimously.

AT & T Equipment change in Punta Rassa at Building 3 Purpose of this work is that AT & T is requiring service upgrades and modification of the equipment necessary to conduct the lessee operations with the work to begin in next two months. The upgrades include changing out the existing antenna, adding some co-axe cables, adding some radio equipment cabinets to lessee equipment room and raising the existing co-axe cables, conduit and raising antennas platforms off the existing roof as per the attached plans. The Board agreed unanimously to accept these changes.

Motion: Eve Heffernan made a motion that the board moves forward from this date that the income tax should be paid only by building three, as it is the only building that generates revenue. Second Jim Baldwin All in favor, motion passes unanimously

Manager's recommendation to award bid for doors and labor. Motion: Jim Simantel made a motion to accept the Managers recommendation for door replacement and labor be awarded to Avanti Contractor in the amount of \$17,250.00. Second by Jim Baldwin. All in favor, motion passes unanimously.

Manager's recommendation to hire personnel for in house community patrol.

Elliot Williams made a motion to accept the Manager's recommendation to hire personnel for in house community patrol and the rate of pay will be \$10.00 per hour. Jim Baldwin seconds. All in favor, the motion passes unanimously.

Manager's recommendation to purchase variable speed domestic water pumps.

Motion Jim Baldwin made a motion that the Board approves the purchase of variable speed domestic water pumps for Building 1,2,3,4 and purchasing a second pump for building 1. This contract shall be awarded to Debon Air Mechanical Inc. in the amount of \$28,950.00. Second by Jim Simental. All in Favor, motion passes unanimously.

Adoption of engineering specifics and drawings and construction request forms as policy to be incorporated into the Rules.

Jim Walker is requesting the approval of these drawings to set the design as standards, and be file as a Master set, and using the Unit Modification Request Package, which he has just introduced. Jim Baldwin made a motion to concur with the Managers recommendation on the Master set of plans for the windows and kneewal with the suggested fee. Second by Eve Heffernan. All in favor, motion passes unanimously.

Manager's recommendation to repair fire pumps. Jim Baldwin made a motion to accept the work of scope and bid from Cintas to repair the fire pumps at a total cost of \$6,475.00 for buildings 2,3and 4.. Second by Elliot Williams. All in favor, motion passes unanimously.

Manager's recommendation to purchase Identity Signs for the Association. Eve Heffernan made a motion to allocate \$5000.00 to provide uniform signage through out the community. Second by Reid Potter. All in favor, motion passes unanimously.

Manger's recommendation to establish a fine committee as required by law. Linda Deason nominated the following Bud Newhauser, Frank D'Angelo and Carol Smalley for this committee. Eve Heffernan made a motion to establish this committee with the recommended members. Second by Elliot Williams. All in favor, motion passes unanimously.

Manager's recommendation to hire a landscaping architect. Jim Baldwin made a motion to give the Landscaping Committee \$15000.00 to begin planting at the main entrance. Second by Eve Heffernan. Vote Yea: Linda Deason, Jim Baldwin, Elliot Williams, Eve Heffernan, and Reid Potter. Nay; Jim Simantel . Motion passes.

Manager's recommendation to set schedules for the Board Meetings. Jim Baldwin made a motion for the President to set the schedule for the Board of Directors meetings. Second by Eve Heffernan. All in favor, the motion passes unanimously.

Jim Baldwin made a motion to adjourn the meeting at 3:20pm. Second by Jim Simantel. All in favor, motion passes unanimously.

Respectively Submitted,

Elliot Williams
Secretary

