

Punta Rassa Condominium Association
Minutes of Regular Board Meeting
November 26, 2008

1. **Call to Order:** Jim Baldwin called the meeting to order at 10:00AM.
2. **Roll Call of Directors:** James Baldwin, Jerry Dehm, Jim Simantel, Charlie Deason were here. Elliot Williams was present via speakerphone. Also present, James J. Walker, Property Manager.
3. **Proof of Posting:** The Agenda was posted on November 24, 2008 with an Affidavit on file.
4. **Approval of Minutes:** A motion was made by Jim Simantel to approve the minutes of October 8, 2008, with spelling corrections. Second by Jim Baldwin, Yea, James Baldwin, Jerry Dehm, Jim Simantel and Elliot Williams, Abstention by Charlie Deason. Motion Passed.
5. **Management Recommendations**
 - a.. **Policy replacing showerhead.** A motion was made by Jim Simantel that a letter go out to the members recommending that if the showerheads in your unit are more than 5 years old they be replaced by a water-saving showerhead. This would be in an effort to save 15 to 20 percent on the water bill. Second by Jerry Dehm. All in favor, motion passes unanimously.
 - b. **Policy regarding drainage maintenance.** A motion was made by Charlie Deason that notice is given to all owners that if a leakage occurs in their unit they may be responsible for the damage caused to the units below. All drains should be blown out on an annual basis. Second by Jim Simantel. All in favor, motion passes unanimously.
 - c. **Policy regarding Christmas Decorations on doors.** Jim Baldwin made a Motion that during the holiday season residents may decorate their door, as long as there is no penetration into the door. A second by Jim Simantel. All in favor, motion passes unanimously.

- d. **Policy regarding Temporary pool restrooms.** Jim Baldwin made a motion that Jim Walker check with the Health Department to see if Port-A-Potties may be used during the construction phase of the new restrooms. If allowed the association will rent them at an approximate cost of \$60.00 per month. A second was made by Jerry Dehm. All in favor, motion passes unanimously.
- e. **Decision on constructing the restroom in-house verses bidding.** A motion was made by Elliot Williams that the Board advertise for bids for the construction of the restrooms, based on the materials and specification supplied by the architect. The architect will be retained to do the inspection on the structure. Second by Charlie Deason. All in favor, motion passes unanimously.
- f. **Concurrence on revising the fence location on pool and cabana area.** Jim Baldwin made a motion of revising the fence location on pool and cabana area as plans specify. Second by Charlie Deason. All in favor, motion passes unanimously.
- g. **Board decision on ashtrays and no smoking in lobby area.** Jim Baldwin made a motion to keep all ashtrays off the floors of the buildings, however place a receptacle outside the lobby door by the key pad. Second by Jim Simantel. All in favor, motion passes unanimously.

6. **Presidents Agenda**

Announcement of Committees.

Christmas Committee – Fran Kieling, Marylin Hansen and Scott Bruin.

Social Committee - Fran Kieling, Ted and Nancy Johnson.

Landscape Committee - Eve Heffernan and Scott Bruin

Architectural Committee - Jim Simantel

- h. **Medical Coverage for Punta Rassa employees.** Charlie Deason made a Motion that the Association provide medical coverage for the employees, with the cost to be determined when the packages are presented to the Board. Second by Elliot Williams. All in favor, motion passes unanimously.

The Board would like to recognize the efforts of the past Board Members, Linda Deason and Reid Potter. A recommendation was made that a letter be sent to these individuals.

The meeting was adjourned at 11:35 AM.

Respectfully Submitted,

Eve Heffernan
Secretary