

**Punta Rassa Condominium Association**  
**Minutes of Board Meeting**  
**January 23, 2009**

**Call to Order:** Jim Baldwin called the meeting to order at 10:00 A.M.

**Roll Call of the Director:** Jerry Dehm, Jim Simantel, Charlie Deason, Jim Baldwin, and Eve Heffernan. Elliot Williams was present via speakerphone, with a quorum present. Also present, James J. Walker Property Manager.

**Proof Notice:** The Agenda was posted on January 20, 2009 with an Affidavit on file.

**Approval of Minutes** November 26, 2008; December 18, 2008; December 24, 2008; and January 10, 2009. Jerry Dehm made a motion to approve the minutes of the above referenced meetings. Second by Jim Simantel. All in favor for November 26, 2008 and December 18, 2008. Charlie Deason abstained for the December 24, 2008 and January 10, 2009. The motion passed.

**Awarding Construction Bid for pool restrooms:**

<b>Straw Pole</b>	Outside contractor	7
	In-house	11

A motion was made by Jerry Dehm to award the Construction Bid for the pool restrooms to Jim Walker, that the project not exceed \$32,000.00 and not take any longer than 2 months to complete. Also that a separate line item for pool restroom expenses be added in the budget. Motion failed for lack of 2<sup>nd</sup>. It was decided that Jim Walker would be given the opportunity to present a bid at the next Board Meeting to be held at 10:00AM on Friday January 30, 2009.

**Decision on Pursuing Foreclosure on Griffith Properties.** Jim Simantel made a motion that this be tabled. Second by Jerry Dehm. All in favor, motion passed unanimously.

**Discussion on Bonus for Manager.** A motion was made to pay a bonus of \$8,500.00 in the form of a 1099. Second by Jim Simantel. All in favor, motion passed unanimously.

**Code of Ethics for Board Members:** Signed by all members of the Board.

Jim Baldwin made a motion that the meeting be adjourned at 11:25AM. Second by Jerry Dehm. All in favor, motion passed unanimously.

Respectively Submitted,

Eve Heffernan  
Secretary