

Punta Rassa Condominium Association
Minutes of Board Meeting
April 20, 2009

Call to Order: Jim Baldwin called the meeting to order at 10:06AM.

Roll Call of the Director: Jerry Dehm, Charlie Deason, Jim Baldwin, Eve Heffernan and Marylin Hansen. Elliot Williams and Jim Simantel were present via speakerphone. A quorum present. Also present, James J. Walker Property Manager.

Proof of Posting: The Agenda was posted on April 17, 2009 with an Affidavit on file.

Approval of the Minutes: A motion was made by Eve Heffernan to approve the minutes of the March 18, 2009 and April 7, 2009 meetings. Second by Jerry Dehm. All in favor, motion passed unanimously

CPA John Stroemer's presentation of the 2008 Audit: Rescheduled until April 28, 2009.

Request to have attorney draft the following amendments to the Declaration and/or the By-Laws so that a special membership meeting may be called.

- a. Putting substance and criteria to approve a transfer of ownership.
- b. Enforcing prohibition to leasing units for less than 30 days and having an approved lease supplied by Punta Rassa as required in the By-Laws.
- c. Disposition of rental monies from default unit owners
- d. Loss of voting and use of common elements when in default

A motion was made by Jim Baldwin that the above item be tabled for this meeting. Second by Jerry Dehm. Nay - Eve Heffernan, Charlie Deason. Yea - Jim Baldwin, Jerry Dehm, Elliot Williams, Marylin Hansen and Jim Simantel Motion passed 5 to 2.

Approval of the Walk of Memories: Committee Members Charlie Deason, Marylin Minkin, Dorothy Charles, Sara Wilson, Ruth Mattingly and Bob Simpson. A motion was made by Charlie Deason on the behalf of the committee that the board adopts the rules and regulations set by the committee be submitted to the attorneys to be put in proper form. Second by Marylin Hansen. All in favor, motion passed unanimously. This form will be presented to the membership at a special membership meeting for approval. Rules and regulation attached to and are part of this report.

Request from Vice President Gerold Dehm RE: Clarification of Association responsibility to maintain Doors, Door Walls, Glass and Screen Doors. Gerold Dehm withdrew this request.

Request from Director Charlie Deason to discuss an email dated 4-14-09 from Jim Baldwin RE: Disposition of proceeds from sale of unit 502 building IV. Email was read aloud. No motion was made.

Request to Board from Director Charlie Deason that Jim Baldwin be removed as President. Charlie Deason made a motion that Jim Baldwin be removed as President. Second by Jim Simantel. Yea, Charlie Deason and Jim Simantel. Nay, Elliot Williams, Marylin Hansen, Jerry Dehm and Eve Heffernan. Jim Baldwin abstained. Motion fails 2 - 4 - 1.

Eve Heffernan was excused by 10:45AM.

Discussion of manager's contract. Letter from Jim Walker Jerry Dehm made a motion that a committee be appointed to review and discuss the terms of renewing Jim Walker's contract. Second by Jim Simantel. All in favor, motion passed unanimously.

The committee appointed is Jim Simantel, Jerry Dehm, Marylin Hansen and volunteer homeowner Phil Chagnon.

Second part of the letter. Requesting change in Board Liaison. A motion was made by Marylin Hansen to have Jerry Dehm interface between the Board and Jim Walker on a day-to-day basis. Second by Jim Baldwin. Nay, Charlie Deason. Yea, Marylin Hansen, Jerry Dehm, Elliot Williams, Jim Simantel and Jim Baldwin. Motion passes 5 to 1.

Managers Report was read aloud: It was suggested that Building 1 should have a generator installed for emergencies. Elliot Williams made motion that Jim Walker investigate and find a generator for Building 1. Second by Jim Simantel. All in favor motion passes unanimously.

Letter from Florida Department of Environmental Protection renewal of lease for the dock. Bob Simpson gave a report; the association has to install Manatee warning signs and no mooring signs. No motion made.

Adjournment: At 11:55AM Jerry Dehm made a motion to adjourn. Second by Marylin Hansen. All in favor, motion passes unanimously.

Respectfully submitted

Eve Heffernan
Secretary