

Punta Rassa Condominium Association
Minutes of Board Meeting
April 28, 2009

Call to Order: Jerry Dehm called the meeting to order at 10:06AM.

Roll Call of the Director: Jerry Dehm, Charlie Deason, was present, Elliot Williams and Jim Simantel were present via speakerphone, a quorum was established. Also present, James J. Walker Property Manager and Mr. John Stroemer CPA

Proof of Posting: The Agenda was posted on April 24, 2009 with an Affidavit on file.

Approval of the Minutes: A motion was made by Charlie Deason to approve the minutes of the April 20, 2009 meeting. Second by Jim Simantel. All in favor, motion passed unanimously

CPA Mr. John Stroemer of Stroemer & Company presentation of the 2008 audit: Mr. John Stroemer presented the 2008 audit with detail and answered questions. A reference was made with the new state laws complete audit only needs to be done every three years; a review audit may be done for the two years in between with savings of approximately 40 percent or more.

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 for vote.

- a. A criteria needs to be established for approving and disapproving a transfer of ownership.
- b. Enforcing prohibition of leasing unit 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 back to the association.
- d. Loss of voting and the use of common elements when in default of maintenance assessments.

Florida State Senate Bill 880 deals with the above issues. Jerry Dehm made a motion to table the above until bill 880 is decided. Second by Elliot Williams. Yea Jerry Dehm, Elliot Williams and Jim Simantel. Nay Charlie Deason. Motion passes 3-1.

Generator for Building 1. Jim Walker gave a report on the need for Building 1 to have a generator. Jerry Dehm made a motion that Building 1 should have a generator and Jim Walker investigate the most cost effective way to accomplish this, possibility a new one for Building 3 with a hook up for Building 1. Second by Jim Simantel. All in favor. Motion passes unanimously.

Request from Jim Walker that a portion of water chargers for Building 1 be charged to Commons Budget. Water from Building 1 also supplies the office, pool, spa, pool restrooms and hand watering with hose. Jerry Dehm made a motion that the highest bill for the year on Building 1 be charged to the commons budget. Second by Charlie Deason. All in favor. Motion passes unanimously

Adjournment: A motion was made by Jerry Dehm to adjourn the meeting at 11:45AM. Second by Jim Simantel. All in favor. Motion passes unanimously.

Respectfully submitted,

Eve Heffernan
Secretary