

# **Punta Rassa Condominium Association**

## **Minutes of Board Meeting**

### **May 14, 2009**

**Call to Order:** Jerry Dehm called the meeting to order at 09:05AM.

**Roll Call of the Director:** Present were Jerry Dehm, Charlie Deason, Eve Heffernan, Marylin Hansen. Jim Simantel was present via speakerphone, a quorum was established. Also present, James J. Walker Property Manager.

**Proof of Posting:** The Agenda was posted on May 11, 2009 with an Affidavit on file.

**Approval of the Minutes:** A motion was made by Jim Simantel to approve the minutes of the April 28, 2009 meeting. Second by Charlie Deason. All in favor, motion passed unanimously. Marylin Hansen requested a revisit on the April 20, 2009 minutes. She stated that she voted yea on Request to have attorney draft amendments to the Declaration and/or the By-Laws so that a special membership meeting may be called. Also that she is not a member of the Walk of Memories Committee, should be changed to Marilyn Minkin. Jerry Dehm read the above changes and made a motion to approve the changes. Second by Eve Heffernan. All in favor, motion passed unanimously.

Jerry Dehm then read a letter that he had just been given to him.

Dear Punta Rassa Board, Please be advised that as of May 13, 2009 I am resigning from the Board. The keys that I had in my possession have been turned over to Eve. James Baldwin. Eve Heffernan made a motion to accept the letter of resignation from Jim Baldwin. Second by Marylin Hansen. All in favor, motion passes unanimously. A second motion was made by Eve Heffernan to set the next Board meeting on June 3, 2009 with the purpose to select a new board member to replace the resigned board member and that a notice be posted for those people that are here to submit a letter if they would like to be considered. Second by Marylin Hansen. All in favor, motion passed unanimously.

Elliot Williams called in at 9:40AM

**Recommendation from the Committee for the Renewal of Jim Walker's contract with revision by Quarles & Brady.** Charlie Deason made a motion to change Section 2A to include "with or without cause"; "and only after a properly notice public meeting with at least 14 day notice and vote of 2/3 Board of Directors.". Second by Eve Heffernan. Jim Simantel amended the motion to eliminate Section 6 Paragraph H. All in favor, motion passes unanimously. Charlie Deason made a motion to adopt the contract as amended. Second by Marylin Hansen. All in favor, motion passes unanimously.

**Recommendations from Jim Walker Building 1 Generator and Report from Jim Walker RE: Propane Leak in Building II.** The propane tank in Building II has a leak that cannot be fixed but must be replaced at a cost of approximately \$6000.00. Jim Walker recommends that the Association put in natural gas for all the generators and to heat the pool and spa. Teco Gas has agreed to run the gas lines for no charge. However, as part of the contract with Teco we would have to purchase new gas heat pumps for the

pool and spa at an approximate cost of \$6000.00. The advantage is that it is less expensive to heat with natural gas. A motion was made by Charlie Deason to accept the above recommendation. Second by Jerry Dehm. All in favor, motion passed unanimously.

Jim Walker then asked the Board for authorization to proceed with bid proposals for the generator in Building I, installation of the wiring, to hire Fernando Fernandez to draw the plans for the addition to the building to house the generator. A motion was made by Eve Heffernan to proceed with a Generator for Building I. Second by Marilyn Hansen. All in favor, motion passes unanimously.

**Request authorization to hire contractor for irrigation.** A contractor needs to be hired to split the system, replace a timer, add a zone device and replace the heads, all at a cost of \$3,000.00. Eve Heffernan made a motion to spend the \$3,000.00 to have the irrigation system fixed. A second by Marilyn Hansen. All in favor, motion passes unanimously.

Report from Jim Walker on Senate Bill 880 and a 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 a 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.

Eve Heffernan was excused at 10:40AM.

Marilyn Hansen was excused at 10:47AM.

A committee was appointed by the President; Jerry Dehm to further investigate the above listed recommended amendments. Charlie Deason, Chairman, Marilyn Hansen, Bob Simpson and Bob Giller.

Charlie Deason made a motion to adjourn to meeting at 10:55AM. Second by Jim Simantel. All in favor, motion passes unanimously.

Respectfully submitted,

Eve Heffernan  
Secretary