

Punta Rassa Condominium Association
Minutes of Board Meeting
June 17, 2009

Call to Order: Jerry Dehm called the meeting to order at 10:00AM.

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

Proof of Posting: The Agenda was posted on June 15, 2009 with an Affidavit on file.

Approval of the minutes for May 14, 2009 and June 3, 2009: This was tabled until the next meeting, as all of the members did not read them.

Managers Report: Jim Walker read his report on the updates around the property. It was very well received.

Appointment to Fill Vacancy on Board of Directors: A motion was made by Marylin Hansen to nominate Chuck Cutter to the Board. Second by Eve Heffernan. Chuck Cutter called in at 10:20AM. Before the vote was taken Charlie Deason also nominated Brian Kelly. Second by Jim Simantel. A vote was called on Chuck Cutter's nomination. Yea – Marylin Hansen, Eve Heffernan, Elliot Williams, and Jerry Dehm. Nay Charlie Deason and Jim Simantel. The motion carried 4 to 2.

Election of Officers: A motion was made by Eve Heffernan to nominate Jerry Dehm as President. Second by Marylin Hansen.

A motion was made by Charlie Deason to nominate Jim Simantel as President. No Second. Voting on the nomination of Jerry Dehm was yea – Chuck Cutter, Marylin Hansen, Eve Heffernan, Eliot Williams, Jim Simantel, and Jerry Dehm. Nay – Charlie Deason. Motion passes 6-1.

A motion was made by Elliot Williams to nominate Chuck Cutter for Vice President. Second by Eve Heffernan. Voting was yea, Jerry Dehm, Eve Heffernan, Marylin Hansen, Elliot Williams, and Chuck Cutter. Nay – Charlie Deason, Jim Simantel. Motion passes 5-2.

A motion was made by Jerry Dehm to nominate Eve Heffernan for Secretary. Second by Marylin Hansen. All in favor, motion passes unanimously.

A motion was made by Eve Heffernan to nominate Elliot Williams for Treasurer. Second by Marylin Hansen. Voting was yea – Jerry Dehm, Eve Heffernan, Marylin Hansen, Chuck Cutter, Elliot William and Jim Simantel. Nay - Charlie Deason Motion passes 6-1.

Report on Pool Restroom Construction and Cost. Jim Walker gave a report on the cost of the construction for the pool restrooms.

Report on Building I Emergency Generator Service. A motion was made by Eve Heffernan to use \$7000.00 from Bldg 1 maintenance fund to get the pig tailing and switch gear installed. This is so we can rent a generator for Building I in case of an emergency. Second by Marylin Hansen. All in favor, motion passes unanimously.

Report on Natural Gas Line: A motion was made by Jim Simantel to authorize Jim Walker to sign a contract with Tempco for the installation of a natural gas line. Second by Jerry Dehm. All in favor, motion passes unanimously.
A second motion was made by Eve Heffernan to authorize Jim Walker to proceed in getting bids for distributing the gas line to the necessary areas and report back to the Board. Second by Charlie Deason. All in favor, the motion passes unanimously.

Report on Flood Buster and request to purchase for the Association. A motion was made by Jim Simantel to purchase one flood buster for every unit and have it charged to building maintenance. Second by Marylin Hansen, All in favor, motion passes unanimously. A letter will be sent to each owner encouraging them to purchase two more on their own

Request from Eve Heffernan to discuss Sales Office Bldg. Eve Heffernan made motion to write a letter from the Board to Virginia Johnson as to what are her intentions are with the sales office bldg. Second by Marylin Hansen. All in favor, motion passes unanimously,

Request from owner to remove the Community Bulletin Board from the Pool Restrooms.

The Community Bulletin Board between the restrooms is a designated posting place per the rules and regulations. The Boards' decision was to leave it there and make sure it is kept neat and clean.

Adjournment. A motion was made by Charlie Deason at 11:40AM to adjourn. Second by Jim Simantel. All in favor, motion passes unanimously.

Respectfully submitted,

Eve Heffernan
Secretary