

**Punta Rassa Condominium Association**  
**Minutes of Board Meeting**  
**July 20, 2009**

**Call to Order:** Jerry Dehm called the meeting to order at 10:03AM.

**Roll Call of the Director:** Present were Jerry Dehm, Charlie Deason, Eve Heffernan, Jim Simantel, Marylin Hansen, Chuck Cutter. Elliot Williams was present via speakerphone, a quorum was established. Also present, James J. Walker Property Manager and Doug Roedding Spires & Associates CPA Firm

**Proof of Posting:** The Agenda was posted on July17, 2009 with an Affidavit on file.

**Approval of the minutes for May 14, 2009 and June 3, 2009 and June 17, 2009:** Elliot Williams made a motion to approve the above referenced minutes Second by Eve Heffernan. All in favor, motion passed unanimously.

**Managers Report:** Jim Simantel made a motion to approve a maximum spending of \$6000.00 to run gas lines from the main line to the generators, pool area and barbecues.

**Disposition of monies received from lien or foreclosed properties.** Doug Roedding from Spires & Associates explained how the monies received should be handled on the accounting side and recommended that all legal expenses incurred for foreclosures be charged to the respective association and when sold the legal fees be credited to that association.

**Discussion of the maintenance of the Roof on Building 3 and the cancellation of the roof inspection contract with Crowther Roofing.** Chuck Cutter made a motion to get a private independent roof engineer to inspect Bldg 3 roof. This report should include repairs vs. new roof and if repaired the life expectancy. Second by Marylin Hansen. All in favor, motion passed unanimously. Once Jim Walker has obtained quotes on the cost of an independent roof engineers services, Charlie Deason volunteered to speak to David Crowther to see if he agrees that this independent roof engineer is one of the best engineers around.

**Reinstatement of roof inspection for building 2.** Chuck Cutter made a motion that the Crowther Roofing Contract be reinstated on Bldg.2 at a cost of \$525.00 Second by Eve Heffernan. Voting yea – Eve Heffernan, Marylin Hansen, Chuck Cutter, Jerry Dehm, Elliot Williams, Nay – Charlie Deason and Jim Simantel. Motion passes.

**Request from the Manager to place before the membership the authorization to waive a full audit for the year 2009 and replace it with a review audit saving approximately \$5,000.00.** Elliot Williams made a motion that the Board place before the membership annual meeting the waiver of a full audit and replace it with a review audit. Second by Marilyn Hansen. Voting yea – Eve Heffernan, Marilyn Hansen, Chuck Cutter, Jerry Dehm and Elliot Williams. Nay – Charlie Deason. Motion passes

**Request from Manager to set the time and place for the annual meeting.** Jim Simantel made a motion to authorize Jim Walker to make the arrangements for the annual meeting. Second by Marilyn Hansen. All in favor, motion passes unanimously.

**Request from Manager to stain the Cabana structure the same colors as the restrooms.** A motion was made by Marilyn Hansen that when the color is picked (three Board members will go to the Cabana after the meeting), Jim Walker would have the authority to stain the structure. Second by Eve Heffernan. All in favor, motion passed unanimously.

**Request to place new gas grills at Cabana and construct a canvas awning to allow the use of the new grills when raining.** Eve Heffernan made a motion that the new gas grills be placed by the Cabana with an awning structure over it. A second was made Jim Simantel. All in favor, motion passed unanimously.

**Adjournment** Marilyn Hansen made a motion to adjourn at 12:38pm.. Second By Eve Heffernan. All in favor, motion passed unanimously.

Respectfully submitted

Eve Heffernan  
Secretary