

Punta Rassa Condominium Association
Minutes of Board Meeting
August 19, 2009

Call to Order: Jerry Dehm called the meeting to order at 10:04AM.

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

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

Managers Report: Jim Walker read his report on the updates around the property. Jim stated that he has been in touch with Lee County regarding the odor of the seawater at certain times of the year. He received a letter from Thomas Hill stating the problem was from the rotting of the Mangroves. However, after speaking to a Siemens representative there seems to be some conflict. President Jerry Dehm directed Jim Walker to go to Lee County for further investigation. It was suggested that a meeting be scheduled in season to discuss the matter and also noted that the Yacht Club and Hotel be invited.

Approval of the minutes for July 20, 2009: Jim Simantel made a motion to approve the minutes of July 20, 2009. Second by Marylin Hansen. All in favor, the motion passed unanimously.

Request from President to Approve Policy Guidelines

- a. **Management for Property Maintenance Management #1**
- b. **Management for Property Maintenance Management #2**

The President withdrew the above.

Request from President to Approve Roof Inspection Contract for Building 1 and Building 4. This was tabled for a future meeting.

Request for Selection of Engineer for Evaluation of Building 3 Roof. A motion was made by Chuck Cutter to hire an engineer to evaluate the roof on building 3. Second by Marylin Hansen. All in favor, motion passed unanimously.

Request from President to create a Board Member Committee to evaluate and draft a proposal to purchase property in front of Building One. A motion was made by Elliot Williams to form a fact-finding committee to purchase the property in front of building one and draft a proposal together for purchase. Second by Eve Heffernan. All in

favor, motion passes unanimously. Jim Walker will chair the committee, Jim Simantel has volunteered to be on the committee along with Marylin Hansen and Eve Heffernan.

Approval of Contract for Pest Control Service. A motion was made by Elliot Williams to approve a contract with Bugs R Us for a pest control service. Second by Jim Simantel. All in favor, motion passes unanimously.

Amendment of Declaration and Articles of Incorporation. Jim Walker is requesting that a proposal be made and presented at the annual meeting to change the requirements for passing a change to the amendments of declaration and articles of incorporation from a 2/3 vote to 51% vote. A motion was made by Marylin Hansen that this is presented at the annual meeting. Second by Jim Simantel. The vote was yea, Marylin Hansen, Jim Simantel, Elliot Williams, Chuck Cutter and Eve Heffernan. Nay – Charlie Deason and Jerry Dehm. The motion passed 5 to 2.

Request for Resolution regarding Association Reserve Monies: Jim Walker stated that effective December 2002 Florida Administrative Codes were amended to allow association to establish “pooled” reserve account instead of, or in addition to individual reserve accounts. This means that an association may have a single source of funds to pay for multiple categories of reserve expenses. For example, if an association establishes a pooled reserve account for roof replacement, building painting and pavement resurfacing, funds may be drawn from this account to pay for any of the three items. The reason to pool accounts is the option to use the money in case of emergency. If the accounts are not pooled the only other options to borrow money from a bank or special assessments, both of which are time consuming. A motion was made by Jerry Dehm for a resolution to be presented to the annual meeting for a vote to allow the association to pool reserve monies if necessary. Second by Marylin Hansen. The vote failed. After a brief discussion it was explained that the board was not voting on the resolution only to have the resolution on the agenda for the annual meeting. Jerry Dehm remade the motion. Second by Marylin Hansen. The motion passed 6 to 1 with the yea’s – Jerry Dehm, Marylin Hansen, Eve Heffernan, Elliot Williams, Jim Simantel and Chuck Cutter. Nay was Charlie Deason.

Adjournment: Charlie Deason made a motion to adjourn at 12:05pm. Second by Marylin Hansen. All in favor, motion passed unanimously.

Respectfully submitted,

Eve Heffernan
Secretary