

Punta Rassa Condominium Association

Minutes of Board Meeting

September 8, 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, Jim Simantel, Marylin Hansen and Eve Heffernan. Chuck Cutter and Elliot Williams were present via speakerphone, a quorum was established. Also present, James J. Walker Property Manager. Also present Mark McFadden from Slider Engineering and Sandra Christ, a resident that would produce a quarterly newsletter.

Proof of Posting: The Agenda was posted on September 4, 2009 with an Affidavit on file.

Approval of the minutes for August 19, 2009: Jim Simantel made a motion to approve the minutes of August 19, 2009. Second by Marylin Hansen. All in favor, motion passed unanimously.

Manager Report: Jim Walker read his Managers Report reporting on the new storage doors in building 4 and 3, elevator down in building 3, roof on building 3 and other happenings around the complex. Charlie Deason requested a report on the building 3 elevator.

Letter from Slider Engineering regarding Condition of Roof on Building 3 and Estimated Replacement and/or Repair Costs Mark McFadden from Slider Engineering gave a report on his findings for the roof on building 3. He stated that he believes building 3 should have a new roof, if not now certainly within the next 2-3 years. He stated there are no leaks now, but if they wait the 2-3 years leaks may begin. Charlie Deason made a motion for bids for a new roof on building 3 based on the report from Slider Engineering. Second by Eve Heffernan. All in favor, motion passes unanimously. Jim Simantel made a motion to have Slider Engineering do a specs package at a cost of \$2475.00 that can be sent out to bid to 5 different contractors. Second by Elliot Williams. All in favor, motion passes unanimously. Specs should be completed in two weeks; bids should be in 2 weeks later.

Recommendation from President Dehm regarding Maintenance Contracts from Crowther Roofing for Building one and four. In order to get a maintenance contract building one needs upgrades in the amount of \$2220.00 and building four needs upgrades of approximately of \$4000.00. If that is done a maintenance contract could be purchased for \$525.00 per year per building. This matter is being referred back to Jim Walker to do more investigation.

Letter from Property Manager regarding installation of lights for pool and spa.

A motion was made by Marilyn Hansen to light the pool for night swimming. Second by Elliott Williams. The vote was yea - Elliot Williams, Chuck Cutter, Marilyn Hansen and Jerry Dehm. The nay vote was Eve Heffernan, Charlie Deason and Jim Simantel. The motion passes 4 to 3.

Letter from Property Manager regarding Establishing and Contracting for online newsletter for Members

Jim Walker introduced Sandi Christ to the Board. Sandi then explained how she would send the quarterly newsletter and the updates on what's happening around Punta Rassa. A motion was made by Chuck Cutter to adopt a format that is presented to the members via email and that Sandra Christ should be the editor of the newsletter. Also 2 Board members approve the newsletter before it is sent. Second by Eve Heffernan. All in favor, motion passed unanimously.

Report from Property Manager regarding recommendation from Land Acquisition Committee.

Jim Walker presented the recommendation from the Land Acquisition Committee that Punta Rassa proceed with acquiring the land in front of building 1. He presented 2 drawings of the property and also explained the recorded easements. A motion was made by Eve Heffernan that the Board go ahead with a proposal to the Hotel to see if Punta Rassa could obtain the property in front of building 1. A second by Marilyn Hansen. All in favor Elliot Williams, Chuck Cutter, Marilyn Hansen, Jim Simantel, Jerry Dehm and Eve Heffernan. Nay Charlie Deason. The motion passed 6-1.

Comments from the Audience. Bob Simpson had a couple of comments. One was about the real estate office owned by Ginny Johnson. He suggested they try to obtain the permits to get it back in working order playing on the historic value. Second he presented a copy of a parking sticker that he would like to see implemented.

A suggestion was also made that cameras be installed in the entry- ways. Chuck Cutter suggested that we try to buy the real estate office. Elliot Williams thought we should contact Lee County about the real estate office to get it fixed.

Adjournment: A motion was made Jim Simantel to adjournment the meeting at 12:08PM. Second by Charlie Deason. All in favor, motion passed unanimously.

Respectfully submitted,

Eve Heffernan
Secretary