

Punta Rassa Condominium Association
Minutes of Board Meeting
October 13, 2009

Call to Order: Jerry Dehm called the meeting to order at 10:07AM.

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.

Proof of Posting: The Agenda was posted on October 10, 2009 with an Affidavit on file.

Managers Report: Jim Walker read his manager's report which was well received. Crowther Roofing stated that before a roof check contract could be agreed to on Building 1 and 4 several items would need to be corrected. A motion was made by Eve Heffernan to have LCM Engineering Inc. do an inspection of the roofs to determine if these repairs are necessary. Second by Marylin Hansen. All in favor, the motion passed unanimously.

Request to Waive Partial Fee on Short Sale for Unit 601, Building IV. A motion was made by Charlie Deason to accept the HUD Statement from the Bank that reflected no discount in associate fees, and to allow a credit of \$1,423.32 and \$340.08 for past association arrearages as stated on a letter dated April 18, 2007 from Becker & Poliakoff. Second by Eve Heffernan. The vote was – yea – Marylin Hansen, Eve Heffernan, Charlie Deason, Jim Simantel, Chuck Cutter and Elliot Williams. Nay vote by Jerry Dehm. Motion passed 6-1.

Request from Director Deason to discuss Mr. Groggers's Letter Regarding Allocation of Legal Fees Accounting Procedure. A discussion was held, no motion made.

Eve Heffernan was excused at 11:35 AM

Chuck Cutter was excused at 11:39 AM

Request from Director Hansen Regarding the Establishment of a Social Events Account. Marylin Hansen made a motion to have a Social Events Line Item in the Budget (under commons) to be continuously funded at \$1,000.00. A second by Jim Simantel. All in favor, motion passed unanimously.

Comments from the Audience. Bob Simpson thinks when the roof is done on Bldg 3 and all the air conditioners must be moved, we should negotiate a special price for those

people that need new air conditioners. It would be easier to install new units when everything is moved. Also that we should look into putting up lighting rods on Bldg 4.

Adjournment: Charlie Deason made a motion to adjourn at 11:45AM. Second by Marilyn Hansen. All in favor, motion passed unanimously.

Respectfully Submitted,

Eve Heffernan
Secretary