

# **Punta Rassa Condominium Association**

## **Minutes of Board Meeting**

### **November 10, 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. Absent Chuck Cutter and Elliot Williams. A quorum was determined. Also present, James J. Walker Property Manager and Doug Roedding Spires & Associates CPA Firm, Sergeant W. Douty Lee County Sheriff's Department and Bob Hupp, United Security Alliance, Inc.

**Proof of Posting:** The Agenda was posted on November 6, 2009 with an Affidavit on file.

#### **Approval of the minutes for September 8 and 18, 2009 and October 13, 2009**

Jim Simantel made a motion to accept the minutes as presented for September 8, 2009 meeting. Second by Marylin Hansen. All approved. Jim Simantel made a motion to accept the minutes as presented for September 18, 2009 meeting. Second by Eve Heffernan. Elliot Williams made a motion to approve the above referenced minutes. Second by Eve Heffernan. All in favor, motion passed unanimously.

**Managers Report:** Jim Walker read his managers report. In it he reported that the short sale of bldg 4 unit 601 did not take place, Slider Engineering resigned from working on building's 3 roof, almost complete on tiling the trash room floors, the music and sound systems have been installed and Punta Rassa passed the Annual Fire Inspection.

#### **Capital Expenses not included in the Budget that need to be decided upon.**

- a. **Security**
- b. **Seal Coating of Asphalt**
- c. **Other Capital Expenses that may be considered.**

Sergeant Wade Douty of the Lee County Sheriff's Department was then introduced. He spoke on security and answered questions on security. Jerry Dehm then introduced Mr. Bob Hupp of United Security Alliance, Inc. Mr. Hupp gave some background on his company and stated that he had done a complete proposal on the property, Jim Walker suggested that the Association hire an engineer to evaluate the property, i.e. life of the asphalt, painting of the buildings, restructure of the cement, etc. and then set a reserve amount to equal the study.

Elliot Williams arrived at 11:20AM.

**Public Hearing on the Proposed Budget.** Jerry Dehm stated that the residents in Building 4 are going to be receiving some of the money that they had to put in to cover

expenses in 2007 and 2008 now that some of the units are being sold and the delinquencies are being collected. So far, this will result in a refund dollar amount of \$556.00 for 2010.

Charlie Deason made a motion to adopt the Budget as amended. A second was made by Elliot Williams. All in favor, motion passed unanimously.

Elliot William made a motion to adjourn at 12:44pm. A second by Eve Heffernan. All in favor, motion passed unanimously.

Respectfully submitted,

Eve Heffernan  
Secretary