

**Punta Rassa Condominium Association**  
**Minutes of Board Meeting**  
**December 16, 2009**

**Call to Order:** Jerry Dehm called the meeting to order at 9:00AM

**Roll Call of the Director:** Present were Jerry Dehm, Jim Simantel, Margee Meyer, Chris Erickson, and John Rosser, were present. Charlie Deason and Eve Heffernan were absent. Also present, James J. Walker, Property Manager and Bill Camp of LCM Engineering.

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

**Fishing Pier License for the Octagon Dock** A new state law requires all persons fishing between the ages of 16 through 64 have a valid Florida fishing license, even from a private pier. It was suggested by Bob Simpson that the Association by a license for the Octagon Dock as an amenity. John Rosser made a motion to purchase the license. A second was made by Margee Meyer. All in favor, motion passed unanimously.

**Re-roofing of Building 3**

**Report from Manager** Jim Walker gave an update on the cost of the roof for Building 3. AT&T will honor their agreement of contributing \$10,000. to the roof replacement. Sprint is unable to contribute at this time. The roof reserve account has \$5,500.00 in it.

**Report from Engineer** Bill Camp explained the change of contractors on the air conditioning part of the contract. Also the time line for the payment schedule.

**Creating a special assessment** Chris Erickson made a motion to create a special assessment in the amount of \$1859.25, due by February 1, 2010 for the residents of Building 3. A second was made by John Rosser. All in favor, the motion passed unanimously.

**Authorization for manager to sign contract with comments from our attorney** John Rosser made a motion to authorize the manager to sign contract the amendments suggested by Eric Veenstra of Quarles & Brady Law Firm. Second by Chris Erickson. All in favor, motion passed unanimously.

**Approving a loan application as backup for payment.** No longer available due to Orion Bank being taken over by Iberia Bank

**Repair of Maureen Turner's car due to lighting strikes** Maureen Turners car was hit by a piece of Building 4 after it was struck by lighting. She is requesting the Board pay for her \$500.00 deductible. John Rosser made a motion to deny this request based on the

attorneys advice. A second was made by Margee Meyer. All in favor, motion passed unanimously.

**Engagement Letter to proceed with Audit Review – Stroemer & Company.**

Jim Simantel made a motion to authorize Jerry Dehm to sign the review contract with Stroemer & Co. provided the change is made “not to exceed \$7,000.00”. Second by John Rosser. All in favor, motion passed unanimously.

**Discussion on bonus for Employees** Jim Simantel made a motion to provide a total bonus for the four employees in the amount of \$800.00. A second by John Rosser. All in favor, motion passed unanimously. Additionally a motion was made by Jim Simantel to match last year’s \$4,000.00 reimbursement to the General Manager for use of his vehicle for association business. Second by Margee Meyer. All in favor, motion passed unanimously.

Adjournment Jim Simantel made a motion to adjourn at 10:40AM. Second by John Rosser. All in favor, motion passed unanimously.

Respectfully submitted,

Eve Heffernan  
Secretary