

PUNTA RASSA CONDOMINIUM ASSOCIATION
Board Meeting Minutes 3/9/2010

1. Meeting called to order at 9:01 by president Gerold Dehm.
2. Quorum was met; all Board Members present with Jack Rosser via teleconference.
3. There was a correction to the minutes of Jan. 13th. On page 6, the committee appointed to contact and meet with the Marina Board of Directors included Jack Rosser rather than Chris Erickson.

Deferred acceptance of minutes of February 25th meeting which required corrections. Both will be revisited at the next meeting.

4. Bob Brown, president of Leading Association Solutions, Inc. gave a verbal presentation about his company and answered Board questions regarding his practices and fees for handling association collections. He does not charge until there is a settlement, at which time he requires \$100 for a demand letter, \$200 for intent to lien and \$400 for a lien. He is recognized by the State of Florida and is a full service collection agency. He would take individual, retroactive cases and begin filings; would prefer to handle all files at once. He provides monthly reports on each case. His contract allows for association "out" if desired. Chris Erickson moved to accept the Leading Associations Solutions and hand over all the collections now in process. Seconded by Eve Heffernan. The Board was unanimously in favor of utilizing Mr. Brown's services, subject to everyone looking at the contract which will be presented for confirmation at the next meeting.
5. LCM Engineering explanation of change order for Building 3 Roof.
Bill Camp, engineer, had been called to court and was unable to attend this meeting.
- 5a. Joshua Porter of Consult Engineering, Inc. A proposal for a Reserve Study for all Buildings, Pool Area, and Surrounding Property.

The Board had previously approved LCM to do the study, however, no contractors have been signed. Between then and now, there was a layoff at LCM, which led to Joshua's departure and his starting his own company. He had designed the original proposal and his bid as an independent now reflects a savings of \$2,300. LCM is locked into the original \$13,000.

The Board expressed concerns regarding cost overruns under the oversight of LCM and has more questions for Bill Camp before making a decision to go with Consult Engineering, Inc. Charlie Deason moved to table all of Item #5. Seconded by Chris Erickson. Unanimously agreed upon.

6. Sprint/Nextel Agreement to contribute \$10,000 for Building 3 Roof Construction.

While agreeing to the \$10,000 contribution, Sprint/Nextel wanted some proof from LCM Engineering that the job will be done as designated. They also wanted to be exonerated from any further issues henceforth. Our attorney, Eric Veenstra, wanted some changes in the wording of the contract. P.R. Manager made recommendation to our attorney that their official letterhead be used to handle that legal matter. A request was made for the Board to approve the amended wording. Motion made by Chris Erickson to authorize Eric Veenstra to reword the agreement and that it be forwarded to AT&T. Seconded by Margee Meyer. Unanimously approved.

7. Sodding of Resort Parking Lot in front of Building 1

Another sod provides basically the same characteristics as the one previously suggested, but cheaper, and it is used by the Road Commission. Soon-Come, Inc. would charge \$3,000 for removing rocky material which would become their property. They will regrade and create a swale to drain the basin west of the property. They will haul in fill and grade at \$12.00/yard extra.

Triple J came in at \$45/pallet and they would install the sod for the \$3,000 price.

The money for this project will come from \$10,000 set aside for the proposed generator structure which was not approved by Building 1 Association. The area will be chained off till the grass is well established.

A motion was made by Eve Heffernan to go ahead with the removal of the stone and sodding of the property in front of building 1 and waiving the Board policy requiring three bids, in this particular instance, because the contractor has discounted his cost due to the resale of the stone he will remove. Seconded by Jack Rosser. 6 members in favor. Charlie Deason voted nay, indicating he was in favor of the project, but felt bids should be obtained.

8. Water Saving Device Recommendation

The manager brought to the Boards attention a new device on the market that claims to reduce water bills by 40%. There was some discussion about the complexity of the device, so it was decided to invite the manufacturer to explain it to the Board. Discussion ended with a motion by Chris Erickson to table the matter for further investigation, requesting that the individual selling the device make a presentation to the Board. Motion seconded by Margee Meyer and unanimously accepted.

9. Establishment of a Social Committee

Jim Walked read a statement pertaining to the objective of the Social Committee. A motion was made by Eve Heffernan to create a committee consistent with the objective statement: that they shall strive to be as financially independent as possible, that they will establish a checking account to maintain their own funds, that they will prepare an annual budget to be presented to the Board for approval, that any sponsored association event at which food will be served will be provided by a licensed caterer for health safety reasons, and that the following people will be appointed to the Committee. Sandra Christ, Marylin Hansen, Margee Meyer, Joan Bussiere, Leslie Rosser, Sherene Buster and Sheila Verteramo. The motion was seconded by Margee Meyer and unanimously agreed upon.

10. Audience Questions / Statements

Resident noticed sheriff's car by the real estate office and thanked Jim for their presence. He had spoken to the officer and requested that the officer take the problem of near accidents at the driveway of the resort back to traffic control.

Charlie Deason mentioned the posting of signs in the elevators was unattractive and suggested that signboards be installed in elevators.

Charlie also gave kudos to Jim regarding Sprint donation of \$10,000 and praised his perseverance.

Resident asked where the \$10,000 goes. Jim replied that it should go into reserves for Bldg. 3 because they are hugely underfunded.

11. Adjournment

A motion was made by Jim Simantel, seconded by Margee Meyer, unanimously agreed.