

Punta Rassa Condominium Association
Minutes of Board Meeting
March 17, 2010

Call to Order: Jerry Dehm called the meeting to order at 10:00 a.m.

Present at meeting: Jerry Dehm, Chris Erickson, Charlie Deason, Eve Heffernan and John Rosser. Also present, James J. Walker, Property Manager, and Bill Camp of LCM Engineering.

3. Approval of Minutes

Approval of Minutes for January 13, 2010

Motion by Mr. Rosser, supported by Mr. Erickson to approve the minutes of January 13, 2010 Meeting, as amended. Motion Carried.

Motion by Mr. Rosser, supported by Mr. Erickson to approve the minutes of February 25, 2010 Meeting, as presented. Motion Carried.

Motion by Ms. Heffernan, supported by Mr. Erickson to approve the minutes of March 9, 2010 Meeting, as presented. Motion Carried.

4. Report by Mr. Bill Camp of LCM Engineering on the Overage on the installation of the roof on Building Three. Considerable discussion ensued on the additional cost of \$14,000 for the roof which came from money budgeted for contingencies and other funds available. Mr. Camp stated that the budget included enough money to cover the changes and he takes full responsibility for not informing Mr. Walker. It was also stated that the cost of \$1,600 for the welding would be paid for by LCM Engineering.

Motion by Mr. Rosser, supported by Mr. Erickson to accept the offer of Mr. Bill Camp from LCM Engineering to offset the overage by contributing \$1,600 for the additional charge for the roof on Building Three, as agreed. Roll Call Vote: 4 Yeas, 1 Nay (Mr. Deason). Motion Carried.

5. Discussion on the Appointment of the Engineering Company to do the Reserve and Structural Analysis. Mr. Walker stated that the reserve and structural analysis should go out for bids.

Motion by Mr. Deason, supported by Ms. Heffernan that bids be obtained for an engineering firm to prepare a reserve and structural analysis for all the condominium buildings. Roll Call Vote: 5 Yeas; 0 Nays. Motion Carried.

6. Letter from Manager to discuss the previous action on the roof repair for Building One and Four along with the roof report from LCM Engineering.

Motion by Mr. Erickson, supported by Mr. Rosser that the previous action on the roof repair for Building One and Four be rescinded and that bid specifications be revised by Mr. Bill Camp of LCM Engineering, and that new bids be obtained. Roll Call Vote: 5 Yeas; 0 Nays. Motion Carried.

7. Presentation by Mr. Richard Edgeworth, President of Airless Valve USA, LLC on a new-patented device to save a significant amount of metered water usage. Mr. Edgeworth stated that the new equipment will save money and after 90 days if no savings they will refund the money. The minimum savings is 10%.

Motion by Ms. Heffernan, supported by Mr. Erickson to table this matter. Motion carried.

Mr. Edgeworth stated that he was willing to install a device in one of the buildings at no charge for a trial test.

8. Letter of recommendation from Eric Veenstra on the Revision of the Sprint/Nextel Contribution Agreement. Discussion ensued with Mr. Camp on the installation of the towers and the potential damage to the roof and he stated there was no damage created by the towers.

Motion by Mr. Deason, supported by Mr. Erickson to approve the agreement with Sprint/Nextel as prepared and revised by the Association Attorney, Mr. Veenstra, as submitted. Motion Carried.

REPORT ON QUOTES FOR SODDING AND EXCAVATION.

Mr. Walker reported that he has received quotes on the sodding and excavation of the parking lot adjacent to Building One and that Soon Com Trucking Company is still the low bidder.

ADJOURNMENT.

Motion by Mr. Rosser, supported by Mr. Erickson to adjourn the meeting. Motion carried. Meeting Adjourned. 11:43 a.m.

Respectfully submitted,

Eve Heffernan, Secretary