

**Punta Rassa Condominium Association**  
**Board Meeting**  
**April 21, 2010**

1. Call to Order: Gerold Dehm called the meeting to order at 9:00 a.m.
2. Roll Call of the Directors:  
Present were Gerold Dehm, Jim Simantel, Chris Erickson, Charlie Deason and John Rosser. Absent were Eve Heffernan and Margee Meyer.  
Also present: James J. Walker, Property Manager, 28 residents and Jane Lumley, VIP Real Estate Agent.
3. Approval of Minutes: Minutes of March 17, 2010 meeting were approved unanimously
4. Manager's Report: Jim Walker presented his manager's report dated April 20, 2010.
5. Request Approval to Purchase a Defibrillator: Mr. Walker stated that Board Member Margee Meyer had brought this item to his attention and he was recommending that the defibrillator be purchased for the Association and that the product proposed was one recommended by the Fire Department.  
  
Motion by Mr. Rosser, supported by Mr. Deason to approve the purchase of a defibrillator for the Association at an approximate cost of \$1,600. All Ayes. Motion approved.
6. Request the Board to Adopt a Speed Limit for Association Roads to be Consistent with DOT Speed Limits: Motion by Mr. Simantel, supported by Mr. Erickson to adopt a 10 mph speed limit for Punta Rassa property and approve installing signs noting that speed limit. All Ayes. Motion approved.
7. Request from Jane Lumley, Real Estate Agent for Gary Griffith to waive legal fees, interest and costs on Units 601 and 105, Building 4. Jane Lumley of VIP Real Estate, agent for Gary Griffith's Units 601 and 105 was present. She stated that she is trying to bring the buyer up and the bank down on their price. Ms. Lumley stated that 601 is close to foreclosure and unit 105 will be foreclosed in approximately 60-90 days. The lender has stated that if they can't get a substantial reduction they will go to foreclosure rather than pay the \$53,000 currently due.

Motion by Mr. Erickson, supported by Mr. Rosser to forgive the \$19,651 in attorney fees, interest fees and late fees on Unit 601, Bldg. 4. Motion approved

Mr. Deason mentioned a previous claim by Gary Griffith still remaining on Unit 601 in the amount of \$3,000. He felt the Board should make this offer on the condition that neither Gary Griffith nor his wife make future claims for funds on Unit 601 Bldg. 4

.  
Addition to Motion - As a condition for Punta Rassa forgiving \$19,651, any claims for Unit 601, Bldg. 4 against the Association by either Gary Griffith or his wife will be null and void. Amendment carried unanimously.

Ms. Lumley stated that Unit 105, Bldg. 4 has an offer of \$200,000. The Association can forgive \$11,225 of the \$33,923 currently owed. The agent said the prospective buyer will not go any higher on their offer.

Motion by Mr. Erickson, supported by Mr. Rosser that the Association forgive \$11,225 of the \$33,923 currently owed. Motion carried unanimously.

#### Comments from Audience

Mr. Deason stated that he wrote a letter to the Board regarding the grass area and relationship between the yacht club, resort and Punta Rassa. He expressed an opinion that we need to be very accurate with our written correspondence.

Mr. Erickson thanked Mr. Simantel for his communication with the yacht club.

Mr. Walker asked that another meeting be scheduled for April 29, 2010 at 9:00 a.m. to make a decision about the appointment of an engineering firm for the reserves study and structural analysis project; looking at bids for security cameras; hearing from Stroehmer & Associates regarding the financial condition of the Association. The Board approved scheduling the meeting.

There was discussion on the use of resort amenities. The hotel has reported that some Punta Rassa residents have been drinking their coffee, taking their newspapers, eating their buffet and using the pools. Also, the resort is a dog-free area and our residents have been walking dogs on their property but not cleaning up their pet debris.

#### Adjournment

Respectfully submitted,

Eve Heffernan, Secretary