

**Punta Rassa Condominium Association
Board of Directors Meeting
May 6, 2010
9:00 a.m.**

1. President Gerold Dehm called the meeting to order at 9:00 a.m.

2. Establishment of Quorum

Present: Gerold Dehm
Chris Erickson (excused at 10:43 a.m).
John Rosser
Jim Simantel
Margee Meyer
Eve Heffernan (excused at 10:30 a..m.)
Charlie Deason

Also Present: James Walker, Association Manager
Keith Roos, Iberia Financial Services, LLC
David Southwick, Engineer
Captain Matthew LaClair – Lee County Sheriff’s Department
Residents – 20

3. Approval of the minutes for April 29, 2010. Motion to accept minutes made by John Rosser; seconded Jim Simantel. Unanimously carried.

Board Members agreed to moved to Item #5 while awaiting arrival of David Southwick and Captain LaClair.

5. Report from Treasurer regarding investment policy

The Association Manager and Treasurer John Rosser met with investment banker Keith Roos who laid out a new kind of package which Iberia Bank now carries. Mr. Roos pointed out that the law precludes risky investments and that they must be FDIC insured. Iberia has created a special package for Associations which embraces those two factors. Associations are looking for higher returns. Iberia created a Market Link CD. If held to maturity, there is 100% return of money put in. Depending on the market, it may produce 8-12% yield. The guarantee is that any money invested is guaranteed 100%. The program is diversified in 10 mutual funds.

Punta Rassa has \$200,000+ long term reserve money which should be invested. The whole reserve would not be invested; investments could be bought in \$10,000 increments. This is a 5-year product to maturity. Worst case scenario would be 3% loss if money was pulled out early. Payout is on a semi-annual or annual basis. Punta Rassa could earn 5% every 6 months. Again, depending on market, there may be no increase, but initial investment is 100% guaranteed. Any return

paid out in a dividend is distributed; it cannot be reinvested. Each Building would decide how much they could afford to invest based on its reserves.

Board members discussed the pros and cons of the investment product, and while all agree that investment would be good, all agreed to first consider upcoming expenses.

Chris Erickson made a **motion** that the issue be tabled until the Reserve Study is completed. Seconded by Jim Simantel. Unanimously carried.

4. Revisit the decision of the Security Cameras

David Southland reiterated his background in security with TSA, U.S. Government, Homeland Security, and Schools. At the previous Board meeting he had presented a package which could be implemented in whole or in part. Cost was broken down into 6 elements based on phases.

Prior to the last meeting, bidders were less than 1% apart. SafeTech was chosen, and as requested by the Board, Mr. Southwick went back to SafeTech to renegotiate costs. The cost is now down to \$221,000. Savings were realized by changing the warranty from 5 to 2 years and manufacturers were asked for reductions while staying within specs. The original bid was broken down as follows:

Phase 1 – \$143,512.91
Phase 2 - \$ 63,377.36
Phase 3 - \$ 8,367.54
Phase 4 - \$ 12,037.00
Phase 5 - \$ 4,717.50
Phase 6 - \$ 34,783.53
Total Bid \$266,795.96
Current Cost: \$221,000.00

Board Members expressed concern about costs; while we have an obligation to provide security it is so much money for a low risk, low crime area such as Punta Rassa. Board Members felt it important to take more time to assess “need versus priority” since there are repair costs looming in the not too distant future.

Captain Matthew LaClair gave a brief talk on risk assessment. Crime here is low; not the best, not the worst, however, if there is a crime here, it’s harder to solve. Without some kind of evidence; rarely do we get them. Video is a good source of evidence and security is a deterrent to crime and trespassing.

Board members and Residents voiced their opinions about the need for so much security with the majority feeling that video surveillance of vehicles coming and going was sufficient. It was suggested that personal responsibility for removing valuables from vehicles, making sure cars and units are locked, and reporting

anything suspicious to the Sheriff's Department immediately. A resident suggested that we have community watch brochures, put a package together to owners....an alarm system on your car, and increase your own personal protection to protect the Board from liability. It was mentioned that simple steps regarding Punta Rassa lighting, locking things and getting a better entry system complies with insurance demands, so Punta Rassa is covered.

Board Members generally felt they'd not had enough time to really study the 60+ page document.

Jim Walker suggested that, even if the Board chooses not to go forward with the entire plan, that they should consider invoking #6 which provided for a voice receptacle that goes by name, not unit number. Owners would not have to give out the code, simply push a button to allow others to enter. He suggested that the investment be made which would cost approximately \$155/unit.

Jim Simantel made a **motion** to rescind the Board's previous vote and defer a decision to a future date regarding this matter. Seconded by Eve Heffernan. Unanimously carried.

Jim Walker made a proposal to authorize the purchase of new entry systems for all 4 associations.

Jim Simantel made a **motion** to reevaluate item #6 on proposed security entry system regarding entry systems. Seconded by Chris Erickson. Unanimously carried.

6. Comments from Audience

Several Residents voiced opposition to the palm trees recently planted in front of building 3 indicating that it affected their view. One asked the Board to come to her condo to see that she has no view and if they agree, to please take down the tree. Others felt the trees would become bothersome as they grew taller. A resident remarked that in the past, requests have been made to not plant any trees within 10 feet of the seawall. Board members voiced their opinions as well. Chris Erickson asked Jim Walker to reevaluate the situation. He will do so.

Sprint – We have not reached an agreement regarding the wording of the contract which Sprint wants before giving the promised \$10,000. This will be added to Agenda of next board meeting.

7. Meeting adjourned 10:50

So Moved by Jim Simantel, seconded by John Rosser. Unanimously agreed.