

PUNTA RASSA CONDOMINIUM ASSOCIATION
Minutes of Board Meeting

DATE: Wednesday, December 29, 2010
TIME: 9:00 A.M.
LOCATION: Administration Office, 15008 Punta Rassa Road
Fort Myers, FL 33908 (2nd floor)

This meeting was called immediately after the adjournment of the reconvened Annual Meeting,
December 29, 2010 at 9:00 a.m.

1. Call meeting to order at 9:06 a.m.
2. Establishment of quorum
Present: James Simantel, Gerry Dehm, Margee Meyer, Jack Rosser, Linda Deason via teleconference.
Absent: Chris Erickson, Marylin Hansen
Also present: James Walker, Assoc. Mgr.; 8 residents
3. Acceptance of minutes from: 11/2, 11/12 and 12/15.

Motion by Linda Deason to amend minutes from “Griffin to “Griffin sale” so that there is clarity regarding payment of the amount to come to the association. Check for \$10,000 has already been received. Motion seconded by Jack Rosser.

Jack Rosser moved to approve minutes; seconded by Margee Meyer. Unanimously agreed. Motion carried.

4. Re-adopt the original rules and regulations of the association as the official rules of the association as amended and adopted at the Annual Meeting November 14, 2008.

Jim Walker stated that new documents allow for the Board to set rules and regulations. For clarification, the original rules were presented to the Board for acceptance prior to the Annual Meeting. Our Attorney inadvertently sent out some old rules which we did not notice before it went to residents.

The rules recently sent out to Board were adopted in November 2008 and today the Board must decide to accept or not accept them.

Last line changed from “only one vehicle” to “only one motorcycle. That means you can have one vehicle and one motorcycle if the space is big enough.

Motion made by Jack Rosser to re-accept rules adopted on November 29, 2008. Seconded by Gerry Dehm. Unanimously agreed.

5. Determination on piggy-back parking, on a trial basis, until a Bldg. 4 unit owners meeting can be called to amend documents to accommodate same.

Jim Walker: Everyone was given a copy of opinion rendered by Becker & Poliakoff years ago. In order to allow piggyback parking, it must go back to the people of any given building. With this issue, the double parking is encroaching into limited common area. A 66 2/3 vote is required of Bldg. 4. Board might want to allow this temporarily until January 15th when most folks are back here and can vote. The handicapped spot does encroach on the common area, but it is legal. You can deny this request and if the resident who is double parking continues to do so, we can have it towed – or wait till residents return and ask if they want to have a meeting to amend the documents of their association.

Jim Simantel related that a big suburban double parked next to the trash room this weekend. They also park bumper to bumper and everyone has to walk all the way around the vehicles.

General comments from the audience included:

“Any guests could come in and double park; If one owner does it, it opens it to everyone and it looks bad; Someone has already begun double parking in building 3; It does set a precedent

Gerry Dehm felt it was the wise thing to do is to wait and set up a meeting with building 4 residents.

Linda Deason remarked, in response to a resident question regarding availability of parking spaces, that the issue being discussed is for convenience not because there's no parking.

Motion made by Jack Rosser that the matter be tabled until all residents of Bldg 4 can attend a hearing and that the rule be enforced as to prohibiting piggyback parking. Seconded by Linda Deason. Unanimously agreed.

Discussion: Yacht Club letter. We are asking only that they participate in the front entrance, not the back entrance.

Residents: There are people who park in our guest spaces and go to the yacht club. Jim Simantel: Those should be towed; David Crowther has also said that.

Jim Walker – suggested that our attorney look at the letter from the yacht club and get an opinion. We can't take action on this – Jim Simantel is point man on this. If

there's a Board consensus, he can go to the attorney and discuss it at next meeting.
All present agreed.

6. Comments from audience

Discussion:

Resident stated that he brings this up all the time about the speeding. People coming into Punta Rassa go as fast as 45 mph and not slowing until they get to the first bumper

Resident observed that yacht club employees speed through here in the mornings.

Jim Walker will contact sheriff's dept and the county for more patrolling.

More discussion ensued regarding the large trucks and boats that are brought through our property.

Jim Walker remarked that they go through our property and go left in order to turn those big boats. In doing so, they run over our bushes and damage sprinkler heads. I believe that has to stop. The yacht club laid out this easement and they can't live with it....they trespass onto our areas. We can legally stop them. The easement was given by this Board, not by Ginny Johnson. We can't stop them from using their easement, but we can stop them from using our property.

7. Adjournment

Moved by Gerry Dehm, seconded by Jack Rosser. Unanimous