



Palma Sola Harbour Condominium Association, Inc.

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Palma Sola Harbour Owner's Association, Inc. Annual Owner's Meeting Minutes - January 30th, 2020

The Annual Owner's meeting was held at 10:00am in the Clubhouse of Palma Sola Harbour located at 9410 Catalina Drive in Bradenton, Florida.

I. Call to Order, Identify Proxy Votes and Establish Quorum

Mr. Tony Jurcik welcomed everyone to the meeting and thanked them for participating. The meeting was called to order at 10:00am. A quorum was established having 143 of 179 eligible units represented by owners present or by proxy. There were 74 units represented by owners present at the meeting and 105 units were represented by proxies. Also in attendance was Mr. Matthew Edwards, the Community Association Manager.

II. Certify mailings and notice requirements

Mr. Edwards stated that the first and second notices of the meeting were emailed, mailed or handed delivered to every member and that notice/agenda was duly posted on the property.

III. Review and approval of minutes

With no corrections the Annual Meeting minutes of January 31st, 2019 stand approved as presented.

IV. Reports of Officers and Directors and Committees

A. President's Report

Mr. Tony Jurcik reported on the passing of several owners, Alice Ottavi, Joseph Carbone, Ann Leach, Ron Macdonald and Fred Greenwood. A moment of silence followed.

B. Budget Report

Mr. Jim McConnell reviewed the financials as of 12/31/19, with the operating account balance at \$613,562.24 (including the Insurance account) and the reserve account balance at \$432,457.85 with the Flea Market and the Memorial Fund at \$18,918.99.

C. Sales and Rentals

Mr. Tony Jurcik reported that there were 10 units sold in 2019 with 17 rentals, (2 annual and 15 seasonal).

D. Flea Market Committee Report

Mr. Andy Andrusko reported that the donations for the annual flea market were going well. As always, help will be needed moving items from the trailers to the clubhouse. Notices of the pre and post flea market meetings will be posted shortly.

E. Activity Committee Report

Mrs. Engelina McConnell reported that all activities are posted on the bulletin board and to please sign up.

V. Unfinished Business – None

VI. New Business

A. Election of Directors

Mr. Tony Jurcik stated the results of the votes for the four open director positions as follows: Mr. Tony Jurcik, Mrs. Judy Sullivan, Mr. Jim McConnell and Mr. Don Schultz. Mr. Gary Haglund was thanked for his interest to serve the PSH community.

B. 2020/21 Reserve Funding

Vote regarding Waiving Full Funding the Reserve Requirement

The results of the vote:

FOR – 135 AGAINST – 7

Passed. Full funding of the Reserve requirement will be waived.

C. Vote regarding rollover of excess operating funds into next year’s budget.

Results of the vote:

FOR – 142 AGAINST – 0

Passed. Any excess operating funds will be rolled over to the next year’s budget.

D. Discussion & Vote on the Proposed Amendment to section 25.01 of the Declaration. Results of the vote:

Results of the vote:

FOR – 91 AGAINST – 52

Passed. The Proposed Amendment to section 25.01.

E. Discussion & Vote on the Proposed Amendment to section 11.01(h) of the Declaration. Results of the vote:

Results of the vote:

FOR – 88 AGAINST – 51

Passed. The Proposed Amendment to section 11.01(h).

VII. Adjournment

There being no further business, Mr. Tony Jurcik moved to adjourn. The meeting adjourned.

Meeting Minutes prepared by
Palma Sola Harbor
Condominium Association Inc.

Matthew Edwards, CMCA
Community Association Manager

Palma Sola Harbor
Condominium Association Inc.

Tony Jurcik
President