



Palma Sola Harbour Condominium Association, Inc.

9410 Catalina Drive, Bradenton, FL. 34210

Phone 941-792-3532 Fax 941-792-2820 Emergency/After-Hours 941-792-3532

Web Site: www.pshcondos.com Email: matthew@pshcondos.com

Board of Directors Meeting February 18th, 2016

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 10:00am.

I. Calling of the Roll

Seven of Seven Board members were present, which established a quorum. Present were: Mr. Tony Jurcik, Mr. Erv Jurs, Mr. Jim McConnell, Mr. Sig Von Bargaen, Mr. Jack Flynn, Mr. Don Schultz and Mrs. Judy Sullivan. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Approval of any prior Meeting Minutes

- A. The Board meeting minutes of January 21st, 2016 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik reminded the Board and the members that the primary responsibility of the Board is to uphold the condominium documents and the Florida Statutes.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials with the operating account at \$111,000, the Insurance account at \$260,000 and the reserve account at \$736,000.
- C. **Grounds Committee** – Mr. Sig Von Bargaen explained that the area around the gazebo has been completed and the next project would be the corner of Azure Cv. and Catalina Drive.
- D. **Memorial/Tribute Committee** – Mr. Erv Jurs explained the history of the memorial/tribute fund and the procedure to follow should anyone (resident or non-resident) wish to make a donation. The fund began as a building fund to help finance various projects such as the enlargement of the clubhouse. Currently the fund is a Memorial/Tribute fund receiving donations on behalf of PSH residents that have passed away or might be recognized in some way. Upon request donations of \$100.00 to \$499.00 will entitle a donor to receive a simulated engraved pewter plaque and donations of \$500 or more, a simulated engraved gold plaque. These plaques will be placed in a prominent place (many can be seen in our clubhouse). Donors can decide what is to be written on the plaques. Donations can be a restricted gift for a desired project or item or a general gift. The committee members are Erv Jurs (committee chair), Tony Jurcik, Doug Michael and Maureen Reuther. Committee members will determine how to spend the donations received with input from the membership and final approval by the Board of directors. Acknowledgements will be sent out to donors and a list of the donors sent to the families of those honored (no dollar figure shown). Donations can be made for any reason.

IV. Unfinished Business – None

V. New Business

A. Timing of Expenditures for Association Bathrooms - Consideration and Vote

Mr. Tony Jurcik explained that the previously approved expenditure of \$50,000 to renovate the six of the association bathrooms would be spread out over the next three years.

MOTION: Mr. Jim McConnell made a motion to start work on the Women's clubhouse bathroom in the next fiscal year, followed by the Men's clubhouse bathroom in the following year, with the four remainder bathrooms in the third year. The motion was duly seconded by Mr. Jack Flynn. Motion passed 7-0.

B. Revisit Late Date of Monthly Assessments – Consideration and Vote

Mr. Jim McConnell expressed that all monthly assessments should be paid on the 1st of every month and late on the 11th day of the month. The current Board policy is that monthly fees are late on the 26th of the month.

MOTION: Mr. Jim McConnell made a motion that commencing on May 1st 2016 in accordance with section 15.04 of the Declaration any assessment installment not paid within ten (10) days after the due date shall bear interest from the date when due until paid at the maximum contract rate of interest permitted by Florida law, and shall be subject to an administrative late charge in the amount of \$25.00 or 5% of the delinquent payment, whichever is greater. The motion was duly seconded by Mr. Don Schultz. Motion passed 7-0.

C. Addition to the Exercise Room, Library and Workshop – Consideration and Vote

Mr. Erv Jurs explained the desired remodel to the exercise room, library and workshop. Remove the existing hallway wall to expand the exercise room. Install a new entry door to the library from the billiard room with the old doorway to be closed up. Close up the existing personnel door to the workshop making access to the workshop through the existing garage door. The total cost for this renovation will be \$2,450.00.

MOTION: Mr. Erv Jurs made a motion to approve the above renovation with work to commence as soon as possible. The motion was duly seconded by Mr. Don Schultz. Motion carried 6-1 with Sig Von Bargaen voting no.

D. Check Signers – Consideration and Vote

Mr. Jim McConnell suggested that the check signers be the four PSH Board officers. President, Vice President, Treasurer and Secretary.

MOTION: Mr. Jim McConnell made a motion that the check signers be the four Board officers, President, Vice President, Treasurer and Secretary. The motion was duly seconded by Mr. Erv Jurs. Motion carried 7-0.

E. Boat Dock and Lift Request 4106 Catalina – Consideration and Vote

Mr. Tony Jurcik reviewed the dock and lift request and stated that the Boat Dock committee had approved the installation as per the design and drawing.

MOTION: Mr. Tony Jurcik made a motion to approve the boat dock and lift request for 4106 Catalina Drive. The motion was duly seconded by Mr. Jim McConnell. Motion carried 6-1 with Sig Von Bargaen voting no.

F. Remove and Sell One Pool Table – Consideration and Vote

Mr. Tony Jurcik and Mr. Jim McConnell described their thoughts on how the billiard room could be redesigned as a small recreational room once the broken pool table was removed and more space was allocated.

MOTION: Mr. Tony Jurcik made a motion to sell the broken pool table at the flea market or through other methods. The motion was duly seconded by Mr. Jim McConnell. Motion carried 7-0.

V. Adjournment

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

Meeting Minutes prepared by
Palma Sola Harbour
Condominium Association Inc.
Matthew Edwards, CMCA
Community Association Manager

Palma Sola Harbour
Condominium Association Inc.

Sig Von Bargaen
Secretary



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Board of Directors Meeting March 29th, 2016

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 10:00am.

I. Calling of the Roll

Seven of Seven Board members were present, which established a quorum. Present were: Mr. Tony Jurcik, Mr. Erv Jurs, Mr. Jim McConnell, Mr. Sig Von Bargaen, Mr. Jack Flynn, Mr. Don Schultz and Mrs. Judy Sullivan. The Community Association Manager, Mr. Matthew Edwards was also in attendance along with several owners.

II. Approval of any prior Meeting Minutes

- A. The Board meeting minutes of February 18th, 2016 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik reminded all owners, guests and contractors to slow down as the speed limit is 15mph. He also stated that Mr. Sig Von Bargaen along with Mrs. Judy Sullivan will be working on getting more information onto the PSH website.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials, with the operating and insurance account at \$350,000 and the reserve account at \$717,000.
- C. **Grounds Committee** – Mr. Sig Von Bargaen stated that the grounds committee will be working on adding more plants to the entrance area of the clubhouse.
- D. **Flea Market Committee** – Mr. Andy Andrusko explained that there is a revised list of items that the Flea Market will pick and it is viewable on the bulleting Board.
- E. **Manager's Report** – The property manager reminded all owners leaving their units for more than 30 days that they should have someone check their units at least bi-monthly and if possible, weekly.
- F. **PSH Community Channel** – Mr. Lorne O'Keefe explained that the computer equipment running the in-house community channel will need to be replaced for an estimated cost of \$800. Also there is a response sheet posted on the bulletin board that can be signed by the owners to petition to keep the in-house channel going.

IV. Unfinished Business – None

V. New Business

A. Annual Insurance Renewal - Consideration and Vote

Mr. Erv Jurs explained that the annual insurance renewal will cost \$205,127.34.

MOTION: Mr. Erv Jurs made a motion to renewal the annual insurance for \$205,127.34. The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 7-0.

B. Roof Bids – Consideration and Vote

Mr. Edwards reviewed the 3 bids for the re-roof of 3888-3894 Catalina Drive, ARC Roofing at \$56,550.00, Springer-Peterson at \$51,326.00 and APEX Roofing at \$54,514.00.

MOTION: Mr. Erv Jurs made a motion to award the re-roof bid to Springer-Peterson for \$51,326.00. The motion was duly seconded by Mr. Jim McConnell. Motion passed 7-0.

Mr. Edwards reviewed the 3 bids for the metal mansard of 3888-3894 Catalina Drive, PDF Roofing at \$21,645.00 and Gulf Coast Roofing at \$24,900.00 at APEX Roofing at \$23,840.00.

MOTION: Mr. Erv Jurs made a motion to award the metal mansard bid to PDF Roofing for \$21,645.00. The motion was duly seconded by Mr. Jim McConnell. Motion passed 7-0.

MOTION: Mr. Jim McConnell made a motion to do one additional mansard at 3896-4002 Catalina Drive and award the bid to PDF Roofing for \$29,960.00. The motion was duly seconded by Mr. Erv Jurs. Motion failed 6/1 with Mr. Jim McConnell voting Yes and Mr. Tony Jurcik, Mr. Erv Jurs, Mr. Sig Von Bargaen, Mr. Jack Flynn, Mr. Don Schultz and Mrs. Judy Sullivan voting No.

C. Flea Market Items – Consideration and Vote

Mr. Erv Jurs read the list of Flea Market items to be approved by the Board. Concert in the Park, New Electric Range and Convection Oven for the clubhouse, Storage box and Leaf Blower for the putting green, Bean Bag Toss, Tools for the woodshop, Misc. Landscaping, Shuffleboard supplies, Bo-flex weight for the exercise room, three table Umbrellas, and Signage.

MOTION: Mr. Erv Jurs made a motion to approve the above list of Flea Market items. The motion was duly seconded by Mr. Don Schultz. Motion passed 7-0.

D. Various Methods to Fund the Reserves – Discussion only.

A discussion followed.

VI. Adjournment

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

Meeting Minutes prepared by
Palma Sola Harbour
Condominium Association Inc.

Matthew Edwards, CMCA
Community Association Manager

Palma Sola Harbour
Condominium Association Inc.

Sig Von Bargaen
Secretary