



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 October 20th, 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. Sig Von Bargaen, Mrs. Judy Sullivan, Mr. Jack Flynn with Mr. Jim McConnell and Mr. Don Schultz on teleconference. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Approval of any prior Meeting Minutes

- A. The Board meeting minutes of September 15th, 2016 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik expressed to the Board and the membership that the new exercise room is coming along nicely and should be finished in the next couple of weeks.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials, with the operating account balance at \$383,313.67 (including the Insurance account) and the reserve account balance at \$668,100.90 as of the end of September 2016.

IV. Unfinished Business – None

A. Personal Gate Code Policy – Consideration and Vote

Mrs. Judy Sullivan read the proposed gate code policy. 1. Gate codes are a CONVENIENCE to owners and should not be abused. Gate codes should remain private and shared only with family members or trusted individuals who will honor the privacy of the owner. Owners are not required to establish a gate code. This is just an option. 2. Gate codes should not be shared with various delivery vehicles or occasional service people needing entrance to PSHC. Such vehicles should use the call box to contact an owner needing to make entry. 3. Temp gate codes may be requested through management for long term projects initiated by an owner. Renters are also able to request a gate code or may obtain a remote clicker. As of February 1st 2017, all gate codes need to be reregistered with management or be deleted. Owners may request the same four-digit code or opt for a new one.

MOTION: Mrs. Judy Sullivan made a motion to accept the above wording for the PSH Gate Code policy. The motion was duly seconded by Mr. Erv Jurs. Motion passed 6-1 with Mr. Jack Flynn voting no.

B. Paver Brick Engraving and Location – Consideration and Vote

MOTION: Mrs. Judy Sullivan made a motion to allow owners to place memorial pavers at the entrance of the PSH Clubhouse for a fee of at least \$100 with the placement and verbiage on the pavers to be approved by the PSH Memorial Committee. The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 7-0.

V. New Business

A. Window for Rec Room – Consideration and Vote and to be put on the Annual Meeting Agenda

MOTION: Mr. Tony Jurcik made a motion to approve the installation of the window into the Rec Room on the North Wall and to put it on the Annual Meeting Agenda for the Owners to vote on. The motion was duly seconded by Mr. Jack Flynn. Motion passed 7-0.

B. Amendment of Dec Section 17 – Consideration and Vote and to be put on the Annual Meeting Agenda

The Board discussed proposed amendments of Section 17 and are as follows;

17.01 To promote and maintain the character of the condominium as an owner occupied community and to preclude unit ownership solely for investment purposes, the provisions of this section shall apply to all transfers of the ownership of a Unit or right to occupy a Unit. No transfers, as defined herein, shall be approved for transfer to any corporation, IRA, or any other legal entity or commercial enterprise which by its structure cannot itself occupy a unit as a single family residential dwelling.

17.04 The approval of the Board shall be in recordable form, signed by an officer or agent of the Association, and shall be delivered to the transferee. If the Board fails to timely act on a proposed Transfer as required by Paragraph 17.02, the Board shall still be obligated to deliver to the transferee the required written approval. The Board shall not approve any Transfer, other than by inheritance, which will result in any individual having an Ownership Interest in more than two (2) Units. The term "Ownership Interest" shall include ownership of stock in one or more corporations, ownership of a membership interest in one or more limited liability companies, ownership of a partnership interest in a limited or general partnership, the beneficiary of one or more trusts, ownership of a Unit jointly with any other person or entity, or any combination of the foregoing. The intent of this Paragraph 17.04 is to prevent any individual from having any Ownership Interest, other than by inheritance, of any nature or extent in more than two (2) Units. The limitations set forth in this Paragraph 17.04 shall only apply to Transfers which occur after this Amended and Restated Declaration has been recorded among the Public Records.

MOTION: Mr. Erv Jurs made a motion to approve the above amendment for Section 17 and to put it on the Annual Meeting Agenda for the Owners to vote on. Motion passed 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 Bargen
Secretary



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 September 15th, 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. Sig Von Bargen, Mrs. Judy Sullivan with Mr. Jim McConnell, Mr. Jack Flynn and Mr. Don Schultz on teleconference. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Approval of any prior Meeting Minutes

- A. The Board meeting minutes of June 7th, 2016 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik thanked the grounds committee for their great work and how nice the grounds look at PSH.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials, with the operating account balance at \$350,355.25 (including the Insurance account) and the reserve account balance at \$679,135.34 as of the end of August.

IV. Unfinished Business – None

V. New Business

A. Move A/C Comp from Patio to Rooftop – Consideration and Vote

MOTION: Mr. Tony Jurcik made a motion to allow owners to move their A/C compressor from the back patio to the roof of their unit provided that a villa modification form is completed and the PSH specifications are followed which include, exaction location of curb determined, an 8" curb secured to the roof deck, proper gooseneck and electrical connections. The motion was duly seconded by Mr. Erv Jurs. Motion passed 7-0.

B. Re-Roof Bids – Consideration and Vote

The Board discussed the re-roof of two buildings, 9523-9529 Azure Cove and 3845-3851 Catalina Drive which would include the replacement of the shingle mansard to metal as has been done on other buildings.

MOTION: Mr. Erv Jurs made a motion to approve the polyurethane and silicone roof coating by Sherwin Williams for 9523-9529 Azure Cove and 3845-3851 Catalina Drive with a cost not to exceed \$85,000 in total. The motion was duly seconded by Mr. Don Shultz. Motion passed 7-0.

MOTION: Mr. Erv Jurs made a motion to approve the installation of metal roofing for 9523-9529 Azure Cove and 3845-3851 Catalina Drive with a cost not to exceed \$75,000. The motion was duly seconded by Mr. Sig Von Bargen. Motion passed 7-0.

C. Ratification of the Board's verbal approval for Clubhouse A/C install – Consideration and Vote

MOTION: Mr. Erv Jurs made a motion to approve the installation of the 3 A/C units for the clubhouse at the cost of \$9,785.89. The motion was duly seconded by Mr. Don Shultz. Motion passed 7-0.

D. Seawall Repair – Consideration and Vote

Mr. Edwards discussed quotes from Duncan Seawall, Wood Dock & Seawall and Sunshine Dock & Seawall which covered their methods and prices.

MOTION: Mr. Erv Jurs made a motion to approve the repair of the seawall with Wood Dock & Seawall at a price of \$37,970. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 7-0.

E. Contractor Hours – Consideration and Vote

Agenda item dies for lack of motion.

F. Personal Gate Code Policy – Consideration and Vote

Motion postponed until next Board meeting as the Board prepares the policy.

G. Exercise Equipment Purchase – Consideration and Vote

Mr. Tony Jurcik explained to the Board the offer to purchase high quality used equipment for the gym and that the Memorial fund would donate \$3,000.

MOTION: Mr. Tony Jurcik made a motion to approve the use of \$3,000 from the Memorial fund to purchase the equipment. The motion was duly seconded by Mr. Erv Jurs. Motion passed 7-0.

H. Paver Brick Engraving – Consideration and Vote

Mrs. Judy Sullivan explained to the Board the possibility to have paver bricks engraved and installed at the front entrance of the clubhouse. Motion postponed until the legal committee reviews the issue.

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



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 June 7th, 2016

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

I. Calling of the Roll

Five of Seven Board members were present, which established a quorum. Present were: Mr. Tony Jurcik, Mr. Erv Jurs, Mr. Sig Von Bargen, Mrs. Judy Sullivan with Mr. Jim McConnell on teleconference. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Approval of any prior Meeting Minutes

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

III. Officers and Committee Reports

- A. **Financial Committee** – Mr. Jim McConnell reviewed the financials, with the operating account at \$293,000 (including the Insurance account) and the reserve account balance at \$655,000.
- B. **Grounds Committee** – Mr. Sig Von Bargen stated that a water fountain will be purchased and installed in the garden at the front entrance of the clubhouse.

IV. Unfinished Business – None

V. New Business

A. Install Paver Bricks to Clubhouse entrance – Consideration and Vote

Install paver bricks at the front of the clubhouse, add an ADA compliant concrete reinforced wheel chair ramp covered in matching pavers and repair the damaged coping to the big pool. Install new railings to the wheel chair ramp.

MOTION: Mr. Jim McConnell made a motion to install paver bricks to the front entrance, add a wheel chair ramp with railings and repair the big pool's coping. Total price not to exceed \$10,000. The motion was duly seconded by Mr. Erv Jurs. Motion passed 5-0.

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 Bargen
Secretary



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 April 21st, 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 Bargen, 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 March 29th, 2016 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik reminded all owners that previous Board minutes dating back to 2013 are available on the PSH website. He encouraged all owners to familiarize themselves with the vast amount of PSH information available on the website.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the end of March financials, with the operating account at \$476,062.39 and the reserve account at \$719,008.39.
- C. **Grounds Committee** – Mr. Sig Von Bargen stated that the new plants will be planted to the entrance area of the clubhouse with some of the existing plants to be transplanted to the North side of the two-story building. He also mentioned more blog posts will be added to the PSH website and to please check often.

IV. Unfinished Business – None

V. New Business

A. Transfer Fee from \$50 to \$100 - Consideration and Vote

Mr. Tony Jurcik explained 718.112(2)(i) of the Florida Statutes on transfer fees.

MOTION: Mr. Erv Jurs made a motion to raise all PSH transfer fees from \$50 to \$100. The motion was duly seconded by Mr. Jim McConnell. Motion passed 7-0.

B. Resolution Adaption– Consideration and Vote

Mr. Tony Jurcik explained, that in an attempt to keep companies from purchasing units in PSH for the sole purpose of renting we propose to make the following resolution, allowed by our declaration, as a stop gap before the annual meeting where it will be voted on by the owners to amend our documents for a permanent resolution.

MOTION: Mr. Erv Jurs made a motion to approve the following resolution; Pursuant to the authority granted to the Board of Directors as provided in Article 17.02 of the Condominium Declaration to "establish criteria" in determining whether or not to approve a proposed transfer and to ensure the Associations ability to maintain the composition of units therein as single family residential dwellings, no transfers, as defined in Article 17.01 of the Condominium Declaration, shall be approved for transfer to any Corporation, IRA, or any other Legal Entity or Commercial Enterprise which by its structure cannot itself occupy a unit as a single family residential dwelling. This resolution shall not prohibit transfer to any individual for use as a personal residence. The motion was duly seconded by Mr. Jack Flynn. Motion passed 7-0.

C. Personnel Issues – Closed meeting

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 Barga
Secretary

Approved