



## 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](http://www.pshcondos.com) Email: [matthew@pshcondos.com](mailto:matthew@pshcondos.com)

### Board of Directors Meeting, November 17<sup>th</sup>, 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. Erv Jurs, Mr. Jim McConnell, Mr. Sig Von Bargaen, Mrs. Judy Sullivan, Mr. Jack Flynn with Mr. Tony Jurcik, 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 October 20<sup>th</sup>, 2016 stand approved as presented.

#### III. Officers and Committee Reports

- A. **Vice President's Report** – Mr. Erv Jurs gave an update to the Board on the status of the lawsuit of 3879 Catalina. On November 7<sup>th</sup> there was a Mediation scheduled between the parties where no agreement was made so the case will proceed to court.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 10.31.16, with the operating account balance at \$410,889.65 (including the Insurance account) and the reserve account balance at \$675,650.64 as of the end of September 2016.
- C. **Legal Committee** – Mr. John Gardner reviewed the amendments that will be voted on by the owners at the annual meeting.

#### IV. Unfinished Business – None

#### V. New Business

##### **A. Pergola at Large Pool – Consideration and Vote**

**MOTION:** Mr. Erv Jurs made a motion to put the Pergola up for a vote at the Annual Owner's Meeting in January of 2017. The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 7-0.

##### **B. Moratorium on Rentals – Consideration and Vote**

Mr. Jim McConnell discussed the possibility with Board members of a two year moratorium on rental restrictions after purchasing a unit in PSH.

**MOTION:** Mr. Jack Flynn made a motion to put the two year moratorium language up for a vote at the annual Owner's Meeting in 2017. The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 7-0.

##### **C. Enhancements and or improvements to PSH, Limited Open Discussion, No Vote**

The owners discussed a variety of topics including the change out of the front entrance fence to installing a viewing/fishing dock at the North End.

##### **D. Personnel – 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 Bargaen*  
Secretary



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### Board of Directors Budget Meeting, December 8<sup>th</sup>, 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. Erv Jurs, Mr. Jim McConnell, Mr. Sig Von Bargaen, Mrs. Judy Sullivan, Mr. Don Schultz with Mr. Jack Flynn and Mr. Tony Jurcik 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 November 17<sup>th</sup>, 2016 stand approved as presented.

#### **III. Officers and Committee Reports**

- A. **Manager's Report** – The manager gave an update to the Board on the status of roofs and mansards on all 52 buildings. By the end of January 2017 there will be 26 buildings in need of a re-roof including mansards. There are thirteen (13) buildings which will need the mansards only replaced.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 11/30/16, with the operating account balance at \$294,951.52 (including the Insurance account) and the reserve account balance at \$606,706.30.

#### **IV. Unfinished Business – None**

#### **V. New Business**

##### **A. 2017/10 Budget – Consideration and Vote**

Mr. Jim McConnell thanked the Budget committee for their help in preparing the 2017/18 budget. He also reviewed the 2017/18 budget including reserve expenses and funding the reserves.

**MOTION:** Mr. Jim McConnell made a motion to approve the 2017/18 budget with monthly assessments at \$475. The motion was duly seconded by Mr. Don Schultz. Motion failed 1-6 with Mr. Tony Jurcik, Mr. Erv Jurs, Mr. Sig Von Bargaen, Mrs. Judy Sullivan, Mr. Don Schultz and Mr. Jack Flynn voting no.

**MOTION:** Mr. Tony Jurcik made a motion to approve the 2017/18 budget with the monthly assessments at \$450 by funding the reserves at \$220,000 for the fiscal year. The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 6-1 with Mr. Jim McConnell voting no.

##### **B. Change out of front entrance Fence – Consideration and Vote**

The manager explained the options and prices available for an aluminum picket fence to replace the existing vinyl fence at the front entrance to PSH. The prices range from \$2,600 to \$3,800.

**MOTION:** Mr. Don Schultz made a motion for a 5' aluminum picket fence, industrial grade, with a cost not to exceed \$3,800, to be paid for by the Flea Market and to be placed as a vote at the annual owner's meeting of 2017. The motion was duly seconded by Mr. Jack Flynn. Motion passed 6-1 with Mr. Jim McConnell voting no.

**C. Extend the 10' limit of Patios – Consideration and Vote**

Postponed unit further study can be done on the subject.

**D. Legal Issues – Closed Meeting**

**V. Adjournment**

There being no further business 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



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### Board of Directors Emergency Meeting, December 15<sup>th</sup>, 2016

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

#### **I. Calling of the Roll**

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

#### **II. Approval of any prior Meeting Minutes** - None

#### **III. Officers and Committee Reports**

- A. Vice President's Statement** – We are waiving the 48 hours notice based on time constraints as per 718.1265.1(a)(b) of the FS.

#### **IV. Unfinished Business** – None

#### **V. New Business**

##### **A. Change out of front entrance Fence – Consideration and Vote**

The manager explained that the options and prices as per the 12/8/16 meeting of \$2,600 to \$3,800 were incorrect. The options and prices now include full welding with a price range of \$3,800 to \$4,800.

**MOTION:** Mr. Erv Jurs made a motion to rescind the previous motion made on 12/8/16 of "Mr. Don Schultz made a motion for a 5' aluminum picket fence, industrial grade, with a cost not to exceed \$3,800, to be paid for by the Flea Market and to placed as a vote at the annual owner's meeting of 2017. The motion was duly seconded by Mr. Jack Flynn. Motion passed 6-1 with Mr. Jim McConnell voting no." The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 6-0.

**MOTION:** Mr. Sig Von Bargaen made a motion for a 5' aluminum picket fence, industrial grade, fully welded with a with a powder coat finish. The motion was duly seconded by Mr. Jim McConnell. Motion failed 2-4 with Mrs. Judy Sullivan, Mr. Don Schultz, Mr. Tony Jurcik, and Mr. Erv Jurs voting no.

**MOTION:** Mrs. Judy Sullivan made a motion for a 5' aluminum picket fence, industrial grade, fully welded with a with a Kynar finish. The motion was duly seconded by Mr. Tony Jurcik. Motion passed 6-0.

**MOTION:** Mr. Erv Jurs made a motion to rescind the previous motion made on 12/8/16 of "Mrs. Judy Sullivan made a motion for a 5' aluminum picket fence, industrial grade, fully welded with a with a Kynar finish. The motion was duly seconded by Mr. Tony Jurcik." The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 5-1 with Mr. Don Schultz voting no.

**MOTION:** Mr. Jim McConnell made a motion for a bronze color, 5' tall aluminum picket fence, industrial grade, fully welded with a with a powder coat finish, and the cost not to exceed \$5,000 with \$3,000 to be paid by a Special Assessment and the balance to paid by the Flea Market all to be placed as a vote at the annual owner's meeting of 2017. The motion was duly seconded by Mr. Sig Von Bargaen. Motion passed 5-1 with Mr. Don Schultz voting no.

#### **V. Adjournment**

There being no further business 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