



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 Organizational Meeting January 19th, 2017

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 1:00pm following the Annual Owner's meeting.

I. Calling of the Roll

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

II. Approval of any prior Meeting Minutes

A. The Board meeting minutes of December 8th, 2016 and December 15th, 2016 stand approved as presented.

III. Election of Officers

2017 Election of Officers:

MOTION: Mr. Don Schultz made a motion to appoint Mr. Tony Jurcik as President. The motion was duly seconded by Mr. Sig Von Bargaen. Motion carried 6-0.

MOTION: Mr. Mike Anderson made a motion to appoint Mrs. Judy Sullivan as Vice President. The motion was duly seconded by Mr. Tony Jurcik. Motion carried 6-0.

MOTION: Mr. Sig Von Bargaen made a motion to appoint Mr. Jim McConnell as Treasurer. The motion was duly seconded by Mrs. Judy Sullivan. Motion carried 6-0.

MOTION: Mr. Tony Jurcik made a motion to appoint Mr. Sig Von Bargaen as Secretary. The motion was duly seconded by Mr. Don Schultz. Motion carried 6-0.

IV. Unfinished Business - None

V. New Business - None

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, February 16th, 2017

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, Mrs. Judy Sullivan, Mr. Jim McConnell, Mr. Sig Von Bargaen, Mr. Don Schultz, Mr. Mike Anderson and Mr. Ben Tudor. 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 19th, 2017 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik reported only one roof leak during the last rainstorm. He also stated that it is within our declaration to allow the one bedroom units to have patios installed adjacent to their units and this was confirmed by the Board and the Legal committee.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 1/31/17, with the operating account balance at \$486,518.67 (including the Insurance account) and the reserve account balance at \$556,979.86 with the Flea Market at \$15,591.31 and the Memorial Fund at \$4,808.19.
- C. **Grounds Committee** – Mr. Sig Von Bargaen requested more help from the community and that he is working towards putting planter boxes at the front gate in place of the white chains.
- D. **Flea Market Committee** – Mr. Andy Andrusko explained that on the Friday before the Flea Market there will be a pick up of any last minute donations.

IV. Unfinished Business – None

V. New Business

A. Roof Bid for Buildings 3883-3889 and 3891-3895 Catalina – Consideration and Vote

The Board discussed the re-roof of two buildings, 3883-3889 and 3891-3895 Catalina Drive with the new spray foam technique followed by a silicone membrane. **MOTION:** Mr. Ben Tudor made a motion to approve the re-roof with the spray foam and silicone membrane 3883-3889 and 3891-3895 Catalina Drive. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 7-0.

B. Costs for all Re-roofs and Mansards – Discussion Only

The manager explained the status of roofs and mansards on all 52 buildings. By the end of March 2017 there will be 23 buildings in need of a re-roof including mansards. There are thirteen (13) buildings which will need the mansards only replaced. The total cost would be approximately 2 million dollars. A discussion followed with a decision to have more informational meetings on the subject in the months ahead.

V. Adjournment

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