



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 20th, 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 March 16th, 2017 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik reminded everyone to clean up their patios prior to leaving for the summer months and not to use the carport for storage.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 3/31/17, with the operating account balance at \$346,219.74 (including the Insurance account) and the reserve account balance at \$444,821.55 with the Flea Market at \$15,366.35 and the Memorial Fund at \$6,4603.75.
- C. **Grounds Committee** – Mr. Sig Von Bargaen acknowledged the positive comments from the owners on the placement Spring and Easter flowers put in at the triangle, clubhouse entrance and gazebo. He noted that the money to do this project was from owner donations, Scott & Jill Michaels, Kathy Schuler and Allen, Georgianna and Bob Clays, Judy Gardner and Cecil Mellinger.

IV. Unfinished Business – None

V. New Business

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

The manager explained the status of roofs and mansards on all 52 buildings with 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 an additional funding proposal brought forth. This proposal is to avoid a major special assessment and calls for the use of the full annual reserve funding of \$220,000 and eliminate the association paid cable of \$60,000 for a total of \$280,000 annually put towards the re-roofs and mansards project for approximately 6 to 7 years. A Board motion for the re-roof and mansard project will not be made before early 2018.

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 16th, 2017

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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 Bargen, 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 February 16th, 2017 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik thanked everyone for their hard work on the Flea Market. He also reminded all owners, guests and vendors that the speed limit is 15MPH.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 2/28/17, with the operating account balance at \$512,795.30 (including the Insurance account) and the reserve account balance at \$508,052.36 with the Flea Market at \$15,395.42 and the Memorial Fund at \$4,983.35.
- C. **Grounds Committee** – Mr. Sig Von Bargen stated that he was pleased to receive \$2,500 from the Flea Market for beautification of the PSH grounds and that more projects are in the works.
- D. **Insurance Committee** – Mr. Erv Jurs reviewed the various insurance plans for the 2017/18 policy year with a total cost of \$188,879.74.
- E. **Legal Committee** – Mr. Dan Gregorio reminded the Board that section 29.07 of our declaration states; The Board shall be responsible for interpreting the provisions of this Declaration and the exhibits attached hereto. Such opinions shall be binding upon all parties unless wholly unreasonable. An opinion of counsel that any interpretation adopted by the Board is not unreasonable shall conclusively establish the validity of such interpretation.
- F. **Flea Market Committee** – Mr. Andy Andrusko stated that the Flea Market was a success with a total gross of \$9,533 and reported that he is already picking up donations for next year.

IV. Unfinished Business – None

V. New Business

A. Approval of Flea Market Items – Consideration and Vote

MOTION: Mr. Tony Jurcik made a motion to approve the entire list of Flea Market items with the clubhouse window blinds and shuffleboard table for the rec room to be paid 50% by the Flea Market and 50% by the association. The motion was duly seconded by Mr. Ben Tudor. Motion failed 4-3 with Mr. Sig Von Bargen, Mrs. Judy Sullivan, Mr. Don Schultz and Mr. Mike Anderson voting no.

MOTION: Mr. Sig Von Bargen made a motion to approve the entire list of Flea Market items except the clubhouse window blinds and shuffleboard table for the rec room. The motion was duly seconded by Mr. Don Schultz. Motion passed 7-0.

MOTION: Mr. Sig Von Barga made a motion to approve the purchase of new clubhouse window blinds with 50% to be paid by the Flea Market and 50% to be paid by the association not exceed \$2,000. The motion was duly seconded by Mr. Jim McConnell. Motion passed 7-0.

MOTION: Mr. Sig Von Barga made a motion to hold on the purchase of a shuffleboard table for the rec room with the purchase price not to exceed the \$4,700 as approved per the Flea Market. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 7-0.

B. Costs for remainder Re-Roofs and Mansards – Discussion Only

Mrs. Dallas Carroll gave a Power Point Presentation to the Board and the Owners on a Five Year Plan for funding the 23 re-roofs and remaining metal mansards on the buildings. The total cost would be approximately 2 million dollars with a Special assessment of \$10,000 per unit over the Five Year period. A discussion followed with a decision to have more informational meetings on the subject in the months ahead.

C. Personnel – Closed meeting

V. Adjournment

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

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

Palma Sola Harbour
Condominium Association Inc.

Sig Von Barga
Secretary

Approved