



## 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, October 31<sup>st</sup>, 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 Bargen, Mr. Mike Anderson with Mr. Ben Tudor 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 July 13th, 2017 stand approved as presented.

#### III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik read the names of recently departed residents, Tom Evans, Tom Cronkhite and Jim Walsh and he asked for a moment of silence.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 9/30/17, with the operating account balance at \$459,648.63 (including the Insurance account) and the reserve account balance at \$541,920.10 with the Flea Market at \$15,684.28 and the Memorial Fund at \$6,474.71.

#### IV. Unfinished Business – None

#### V. New Business

- A. **Hiring Legal Counsel Kevin Wells – Consideration & Vote**  
**MOTION:** Mr. Sig Von Bargen made a motion to approve Kevin Wells as the Association's new legal counsel. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 7-0.
- B. **Cancellation of Private Gate Codes – Consideration & Vote**  
**MOTION:** Mr. Tony Jurcik made a motion to cancel all personal gate codes effective January 15<sup>th</sup>, 2018 and allow new codes to be requested if desired, along with white gate cards at \$20 each and/or remotes at \$28 each. The motion was duly seconded by Mr. Sig Von Bargen. Motion passed 7-0.  
**MOTION:** Mr. Sig Von Bargen made a motion for all owners who rent out their units either seasonally or annually to be responsible for all gate entry for their renters either by a code, card or remote and they must cancel their renter's gate entry when rental is terminated by contacting the office. The motion was duly seconded by Mr. Jim McConnell. Motion passed 7-0.
- C. **Re-Roof 3844-3838 Catalina Drive – Consideration & Vote**  
**MOTION:** Mr. Jim McConnell made a motion for the re-roof of 3844-3838 Catalina with Unicoat for a cost of \$46,750.00 along with the metal mansard for a cost of \$28,935.00 with a total of \$75,685.00. The motion was duly seconded by Mr. Ben Tudor. Motion passed 7-0.
- D. **Metal Mansard 4102-4096 La Costa – Consideration & Vote**  
**MOTION:** Mr. Tony Jurcik made a motion to approve the installation of the metal mansard at 4102-4096 La Costa Cv. for a cost of \$27,980.00. The motion was duly seconded by Mr. Mike Anderson. Motion passed 7-0.
- E. **Closed Meeting – Legal Issues**

#### 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.

*Tony Jurcik*  
President



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### Board of Directors Meeting, December 14<sup>th</sup>, 2017

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: Mrs. Judy Sullivan, Mr. Jim McConnell, Mr. Don Schultz, Mr. Mike Anderson, Mr. Ben Tudor with 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 October 31st, 2017 stand approved as presented.

#### III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik asked for a moment of silence for Irene Mederos. He also mentioned that Mr. Sig Von Bargen will be leaving the PSH Community shortly, both he and Marge will be greatly missed.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 11/30/17, with the operating account balance at \$499,799.32 (including the Insurance account) and the reserve account balance at \$538,102.00 with the Flea Market at \$15,734.28 and the Memorial Fund at \$5,984.81.

#### IV. Unfinished Business – None

#### V. New Business

- A. **Amendment to the Documents – Consideration & Vote**

**MOTION:** Mr. Don Schultz made a motion to amend the Bylaws as follows below. The motion was duly seconded by Mr. Ben Tudor Motion passed 6-0.

ARTICLE XVII. MISCELLANEOUS 7. Indemnification. (a) Indemnity. The Association shall indemnify any officer, director, or committee member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he or she is or was a director, officer, or committee member of the Association, against expenses, including reasonable attorney's fees and appellate attorney's fees; judgments, including punitive damages; fines; and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he or she did not act in good faith or in a manner he or she reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was unlawful; and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that such conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their officers, directors, and committee members as permitted by Florida law. (b) Defense. To the extent that a director, officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to herein, or in defense of any claim, issue, or matter therein, he or she shall be indemnified against expenses, including attorney's fees and appellate attorney's fees, actually and reasonably incurred by him or her in connection therewith. (c) Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected director, officer, or committee member subject to the understanding and agreement of such director, officer, or committee member to repay such amount if it shall ultimately be determined that he or she is not entitled to be indemnified by the Association. Upon request, such advances shall be made upon the approval of a majority of the Board of Directors. (d) Miscellaneous. The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any agreement, vote of members, or otherwise, and shall continue as to a person who has ceased to be a director, officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person.

#### 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.

*Tony Jurcik*  
President

# *PSHC*

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## **Board of Directors Organizational Meeting January 18<sup>th</sup>, 2018**

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 12:30pm following the Annual Owners' 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. Ben Tudor, 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.** None

### **III. Election of Officers**

2018 Election of Officers:

**MOTION:** Mr. Tony Jurcik made a motion as follows: Mr. Tony Jurcik as President, Mrs. Judy Sullivan as Vice President, Mr. Jim McConnell as Treasurer and Mr. Ben Tudor as Secretary. The motion was duly seconded by Mr. Jim McConnell. Motion carried 6-0.

### **IV. Unfinished Business - None**

### **V. New Business**

#### **A. Appointment of Vacant Board Position - Consideration and Vote**

**MOTION:** Mr. Jim McConnell made a motion to appoint Jim Reuther to the vacant position on the board for a remaining term of one year. The motion was duly seconded by Mr. Don Schultz. Motion passed 6-0.

### **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.

*Ben Tudor*  
Secretary