



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, February 1st, 2018

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. Ben Tudor, Mr. Don Schultz, Mr. Mike Anderson and Mr. Jim Reuther. 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 25th 2018 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik asked for volunteers for the PSH committees.
- B. **Flea Market Committee** – Mr. Andy Andrusko stated that the Flea Market is on schedule and meeting dates will be posted shortly.

IV. Unfinished Business – None

V. New Business

A. Master Flood Insurance for 2018/19 – Discussion and Vote

After a long discussion by the Board and the owners on a Master Flood policy for PSH, the following motion was made.

MOTION: Mr. Mike Anderson made a motion to secure Flood Insurance by May 1st 2018 to be effective by June 1st 2018 after the 30 the day waiting period. The motion was duly seconded by Mr. Ben Tudor. Motion passed 4 to 3 with Mr. Tony Jurcik, Mr. Jim McConnell and Mr. Don Schultz voting no.

B. How to fund a Master Flood Insurance for 2018/19 – Discussion only

A discussion on how to fund the flood insurance for the 2018/19 fiscal year followed. The budget committee suggested a slow increase in the monthly dues over a period of a couple of years. Mr. Jim McConnell suggested a possible increase to \$500 for the 2018/19 fiscal year.

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



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Board of Directors Budget Meeting, February 22nd, 2018

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 2:00pm.

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. Ben Tudor, Mr. Don Schultz, Mr. Jim Reuther, Mrs. Judy Gardner 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 February 1st 2018 stand approved as presented.

III. Officers and Committee Reports

- A. **President's Report** – Mr. Tony Jurcik asked owners not to put their garbage in the new recycle bin and a reminder that all dogs must be on a leash.
- B. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 01/31/18, with the operating account balance at \$539,008.79 (including the Insurance account) and the reserve account balance at \$520,397.50 with the Flea Market at \$14,943.40 and the Memorial Fund at \$6,052.91.

IV. Unfinished Business – None

V. New Business

A. Proposed 2018/19 Budget – Consideration and Vote

After a long discussion by the Board and the owners on the proposed 2018/19 annual budget, the following motion was made.

MOTION: Mr. Ben Tudor made a motion to approve the 2018/19 budget with monthly assessments at \$500. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 6 to 1 with Mr. Don Schultz voting no.

B. Funding of the Master Flood Policy 2018/19 – Consideration and Vote

A discussion on how to fund the flood insurance for the 2018/19 fiscal year followed.

MOTION: Mr. Ben Tudor made a motion to fund the flood insurance at 80% coverage with the \$25,000 deductible, using the \$86,800 in the approved budget to offset the total cost with the remainder to be a special assessment. The motion was duly seconded by Mr. Jim Reuther. Motion passed 6 to 1 with Mr. Don Schultz voting no.

C. Rules and Regs Changes – Consideration and Vote

The discussion was tabled until further information can be obtained.

VI. 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
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Ben Tudor
Secretary



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Board of Directors Meeting, February 22nd, 2018

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 2:00pm.

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. Ben Tudor, Mr. Don Schultz, Mr. Jim Reuther with Mr. Jim McConnell on teleconference. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Unfinished Business – None

III. New Business

A. Appointment of Vacant Board Position – Consideration and Vote

A position on the Board was open due to the departure of Mr. Mike Anderson. The Board thanked Mr. Mike Anderson for the time and effort he put in during his time on the Board at PSH.

MOTION: Mr. Don Schultz made a motion to appoint Mrs. Judy Gardner to the vacant position on the Board of Directors of PSH. The motion was duly seconded by Mr. Jim Reuther. Motion passed 6/0.

IV. Adjournment

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

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Matthew Edwards, CMCA
Community Association Manager

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