



Palma Sola Harbour Condominium Association, Inc.

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Palma Sola Harbour Owner's Association, Inc. Annual Owners Meeting Minutes - January 15, 2015

The Annual Owner's meeting was held at 10:00am in the Clubhouse of Palma Sola Harbour located at 9410 Catalina Drive in Bradenton, Florida.

I. Call to Order, Identify Proxy Votes and Establish Quorum

Mr. Erv Jurs welcomed everyone to the meeting and thanked them for participating. The meeting was called to order at 10:00am. A quorum was established having 144 of 178 eligible units represented by owners present or by proxy. There were 70 units represented by owners present at the meeting and 74 units were represented by proxies. Also in attendance was Mr. Matthew Edwards, the Community Association Manager.

II. Certify mailings and notice requirements

Mr. Edwards stated that the first and second notices of the meeting were mailed or handed out to every member and that notice/agenda was duly posted on the property.

III. Review and approval of minutes from the Special Owners Meeting of April 17th 2014

With no corrections the Special Owners meeting minutes of April 17th 2014 stand approved as presented.

IV. Reports of Officers and Directors and Committees

A. President's Report

Mr. Erv Jurs reported that the main gate is operational, the mangroves have been trimmed, a new re-roof on Catalina is being installed along with the metal mansard. He also acknowledged the continuation of the painting of all the buildings in PSH.

B. Budget Report

Mr. Jim McConnell reviewed the 2015/16 budget passed by the Board in December 2014 with the dues going from \$440 a month to \$450 a month. A discussion followed with questions and answers.

C. Memorial Committee Report

Mr. Rod Strom reported on the passing of several owners, Bob Speir, Richard Breslich, Sylvia Sladon, Marion Quirolo, Jane Bondar, Bob Jordan, Bea Barrett, Shirley Hartlieb and Jane Curry. A moment of silence followed.

D. Sales and Rentals

Mr. Andy Andrusko reported that there were 17 units sold in 2014 with 50 annual and seasonal renters.

E. Activity Committee Report

Mrs. Donna Caldwell reported on the start of shuffleboard on Tuesdays and Tai Chi on Thursday mornings with exercise Monday, Wednesday and Friday mornings. All activities are posted on the bulletin board.

F. Grounds Committee Report

Mr. Sig Von Barga reported on new plants added at the small pool and the installation of a new privacy screen across the fence between the pool equipment and pool area at the large pool.

V. Unfinished Business – None

VI. New Business

A. Election of Directors

Erv Jurs stated the results of the votes for the open director positions as follows: Mr. Jack Flynn, Mr. Erv Jurs, and Mr. Sig Van Bargaen. Mr. Tony Jurcik and Mr. Lester Funk were thanked for their service to the PSH community.

B. 2015/16 Reserve Funding

Vote regarding Waiving Full Funding the Reserve Requirement

The results of the vote:

FOR – 137 AGAINST – 2

Passed. Full funding of the Reserve requirement will be waived.

C. Vote regarding rollover of excess operating funds into next year’s budget.

Results of the vote:

FOR – 137 AGAINST – 2

Passed. Any excess operating funds will be rolled over to the next year’s budget.

D. Discussion & Vote on the Proposed Amended Section 17.03

Results of the vote:

FOR – 131 AGAINST – 11

The Proposed Amended Section 17.03 Passed.

E. Discussion & Vote on the Proposed Amended Section 17.08

Results of the vote:

FOR – 66 AGAINST – 74

The Proposed Amended Section 17.08 Failed.

F. Discussion & Vote on the Proposed Amended Section 25.01 and 25.02

Results of the vote:

FOR – 100 AGAINST – 42

The Proposed Amended Section 25.01 and 25.02 Passed.

G. Discussion & Vote on the Proposed Amended Section 25.06

Results of the vote:

FOR – 118 AGAINST – 17

The Proposed Amended Section 25.06 Passed.

H. Discussion & Vote on the Proposed Amended Article VI(3)

Results of the vote:

FOR – 115 AGAINST – 27

The Proposed Amended Article VI(3) Passed.

I. Discussion & Vote on the Proposed Amended Article IX3(b)

Results of the vote:

FOR – 120 AGAINST – 14

The Proposed Amended Article IX3(b) Passed.

J. Discussion & Vote on Adding Insurance Deductible to Reserves

Results of the vote:

FOR – 129 AGAINST – 4

Passed. An Insurance Deductible line item will be added to the Reserve Schedule

VII. Adjournment

There being no further business, Mr. Erv Jurs moved to adjourn. The meeting adjourned.

Meeting Minutes prepared by
Palma Sola Harbor
Condominium Association Inc.

Matthew Edwards, CMCA
Community Association Manager

Palma Sola Harbor
Condominium Association Inc.

Rod Strom
Secretary