



## **Palma Sola Harbour Condominium Association, Inc.**

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## **Palma Sola Harbour Owner's Association, Inc.**

### **Annual Owners Meeting Minutes - January 16, 2014**

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 151 of 181 units represented by owners present or by proxy. There were 78 units represented by owners present at the meeting and 73 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 out to every member and that notice/agenda was duly posted on the property.

#### **III. Review and approval of minutes from the previous Annual Meeting of January 17<sup>th</sup> 2013**

With no corrections the Annual meeting minutes of January 17<sup>th</sup> 2013 stand approved as presented.

#### **IV. Reports of Officers and Directors and Committees**

##### **A. President's Report**

Mr. Erv Jurs reported that there are several missing tools from the tool room and asked members to please return them. He also acknowledged the volunteers who helped with the mailings, organized the files and made phone calls to owners for their proxies. Committee chairpersons and recreation hall remodel volunteers were also recognized. Lastly the three document committee members were acknowledged.

##### **B. Budget Report**

Mr. Jim McConnell reviewed the 2014/15 budget passed by the Board in November. A discussion followed.

##### **C. Report of the Management Company**

Mr. Edwards presented to the owners a Power Point Presentation on what the proposed security gate would look like at PSHC. A discussion followed.

##### **D. Memorial Committee Report**

Mrs. Marge Andrusko reported on the passing of several owners, Ethel Kramer, Carmen Reading, Steve Forman, Robert Pecha, Donald West, Maggie Gibbs, Iris Watt and Norma Bryar. A moment of silence was observed.

##### **E. Sales and Rentals**

Mr. Andy Andrusko reported that there were 13 units sold in 2013. Unit 75 to Christine Cook, Unit 60 to Vincent Partsch and Pauline Ford, Unit 72 to Michael and Mary Joe Bommarito, Unit 6 to John and Dianne Small, Unit 16 to Ron Belsley, Unit 159 to Scott and Jill Michael, Unit 33 to Royal oak Properties, Unit 11 to George Brammeier, Unit 99 to Alan and Rita Mixer, Unit 158 to Lenora and James Murray, Unit 61 to Judy Sullivan, Unit 126 to Nelson and Gloria Applegate and Unit 155 to Taras Kochno. Currently there are 14 annual renters, 20 seasonal renters.

#### **V. Unfinished Business – None**

**VI. New Business**

**A. Election of Directors**

Erv Jurs stated the results of the votes for the open director positions are as follows: Mrs. Marge Andrusko, Mr. Tom Hanrahan, Mr. Jim McConnell and Mr. Rod Strom. Mrs. Carole Coamey was thanked for her service to the PSH community.

**B. 2014/15 Reserve Funding**

**Vote regarding Waiving Full Funding the Reserve Requirement**

The results of the vote:

**FOR – 144                      AGAINST – 7**

**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 – 150                      AGAINST – 1**

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

**D. Discussion & Vote on the Proposed Amended and Restated Declaration of Condominium**

Results of the vote:

**FOR – 133                      AGAINST – 18**

**The Proposed Amended and Restated Declaration Passed.**

**E. Discussion & Vote on the Proposed Amended and Restated Bylaws**

Results of the vote:

**FOR – 133                      AGAINST – 18**

**The Proposed Amended and Restated Bylaws Passed.**

**F. Discussion & Vote on the Proposed Security Gate**

Results of the vote:

**FOR – 101                      AGAINST – 50**

**The Proposed Security Gate Passed.**

**G. Discussion & Vote on the Proposed Putting Green**

Results of the vote:

**FOR – 92                      AGAINST – 59**

**The Proposed Putting Green Passed.**

**H. Discussion & Vote on the Proposed Kayak Rack**

Results of the vote:

**FOR – 54                      AGAINST – 97**

**The Proposed Kayak Rack Failed.**

**I. Discussion & Vote on the Proposed Horseshoe Pit**

Results of the vote:

**FOR – 45                      AGAINST – 106**

**The Proposed Horseshoe Pit Failed.**

**VII. Adjournment**

There being no further business, Mrs. Marge Andrusko 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.  
*Marge Andrusko*  
Vice President/Secretary