PSHC

Palma Sola Harbour Condominium Association, Inc.

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Palma Sola Harbour Owner's Association, Inc. Annual Owners Meeting Minutes - January 19th, 2017

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. Tony Jurcik welcomed everyone to the meeting and thanked them for participating. The meeting was called to order at 10:00am. A quorum was established having 135 of 179 eligible units represented by owners present or by proxy. There were 59 units represented by owners present at the meeting and 76 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 emailed, mailed or handed delivered to every member and that notice/agenda was duly posted on the property.

III. Review and approval of minutes

With no corrections the Annual Meeting minutes of January 21st 2016 stand approved as presented.

IV. Reports of Officers and Directors and Committees

A. President's Report

Mr. Tony Jurcik reported on the passing of several owners, Bill Webb, Betty Pecha, Thomas Murphy, Betty Buffington, Florence Brickner, Dean Dawkins and John Gardner. A moment of silence followed.

B. Budget Report

Mr. Jim McConnell reviewed the 2017/18 budget passed by the Board in December 2016 with the dues staying at \$450 a month. A discussion followed with questions and answers.

C. Memorial Committee Report

Mrs. Judy Sullivan reported on the availability to PSH residents to purchase a memorial brick paver that can be placed in front of the clubhouse for a donation of \$100. Forms to purchase the bricks are available on the bulleting board.

D. Sales and Rentals

Mr. Tony Jurcik reported that there were 17 units sold in 2016 with 45 rentals, (22 annual and 23 seasonal).

E. Flea Market Committee Report

Mr. Andy Andrusko reported that the donations for the annual flea market were going well. As always help will be needed moving items from the trailers to the clubhouse. Notices of the pre and post flea market meetings will be posted shortly.

F. Activity Committee Report

Mrs. Engelina McConnell reported that all activities are posted on the bulletin board and to please sign up.

G. Grounds Committee Report

Mr. Sig Von Bargen reported continuing on with installing new plants in the triangle and new plantings around the Gazebo as well as the entrance to the clubhouse.

Unfinished Business - None

V. New Business

A. Election of Directors

Mr. Tony Jurcik stated the results of the votes for the three open director positions as follows:

Mr. Mike Anderson, Mr. Ben Tudor and Mr. Sig Von Bargen. Mr. Erv Jurs and Mr. Jack Flynn were thanked for their service to the PSH community.

B. 2017/18 Reserve Funding

Vote regarding Waiving Full Funding the Reserve Requirement

The results of the vote:

FOR - 127

AGAINST - 8

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 - 133

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 17.01

Results of the vote:

FOR - 126

AGAINST - 9

Passed. The Proposed Amended Section 17.01

E. Discussion & Vote on the Proposed Amended Section 17.05

Results of the vote:

FOR - 125

AGAINST - 10

Passed. The Proposed Amended Section 17.05

F. Discussion & Vote on the Proposed Amended Section 17.08

Results of the vote:

FOR - 95

AGAINST - 40

Passed. The Proposed Amended Section 17.08

G. Discussion & Vote on the Pool Patio Pergola

Results of the vote:

FOR - 96

AGAINST – 39

Passed. The Pool Patio Pergola will be installed.

H. Discussion & Vote on the Billiard Room Window

Results of the vote:

FOR - 107

AGAINST - 28

Passed. The Billiard Room Window will be installed.

I. Discussion & Vote on the Entrance Fence from Vinyl to Aluminum Picket

Results of the vote:

FOR – 60

AGAINST - 75

Failed. The Entrance Fence will not be changed.

VI. Adjournment

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

Meeting Minutes prepared by

Palma Sola Harbor

Condominium Association Inc.

Palma Sola Harbor

Condominium Association Inc.

Matthew Edwards, CMCA

Community Association Manager

Tony Jurcik

President