



Palma Sola Harbour Condominium Association, Inc.

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Palma Sola Harbour Owner's Association, Inc. Annual Owners Meeting Minutes - January 21, 2016

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

Mrs. Marge Andrusko welcomed everyone to the meeting and thanked them for participating. The meeting was called to order at 10:00am. A quorum was established having 121 of 179 eligible units represented by owners present or by proxy. There were 65 units represented by owners present at the meeting and 56 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 15th 2015 stand approved as presented.

IV. Reports of Officers and Directors and Committees

A. President's Report

Mrs. Marge Andrusko reported on the progress of the ongoing painting, seawall and roofing projects as well as the mangrove, tree and palm trimming.

B. Budget Report

Mr. Jim McConnell reviewed the 2016/17 budget passed by the Board in December 2015 with the dues staying at \$450 a month. A discussion followed with questions and answers.

C. Memorial Committee Report

Mr. Sig Von Barga reported on the passing of several owners, Shirley Kelly, Jalaine Svabek, Ruth Hanrahan, Solon Anezis, Leeland Deck, Eileen Mellinger, Bill Meade, Dick Juett, William Darish, Jack McJannet, Don Bevis, Helene Wolf and George Taylor. A moment of silence followed.

D. Legal Committee Report

Mr. John Gardner gave an update on the September 26th 2014, roof collapse of 3879 Catalina, which resulted in two lawsuits of the tenant and the owner. These lawsuits are being defended by our casualty carrier, Scottsdale Insurance Company and are presently in litigation. The second issue that came out of the collapse is PSH's claim against its own insurance company, American Coastal Insurance Company for the property damage to 3879 and adjoining units. The cost for repair was in the area of \$250,000. With approval from the Board, the legal committee (John Gardner, Jim McConnell and Dan Gregorio) and the property manager worked with a local public insurance adjusting firm to settle with American Coastal for 100% of the claim with no outside legal cost to the association.

E. Sales and Rentals

Mrs. Marge Andrusko reported that there were 16 units sold in 2015 with 43 rentals, (23 annual and 20 seasonal).

