PSHC

# 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

# 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. <u>Reports of Officers and Directors and Committees</u>

#### 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 Bargen 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 26<sup>th</sup> 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 Costal 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).

# F. 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. Mr. Andy Andrusko also requested help during the summer months with picking up the flea market donations.

# G. 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. Please sign up. Mrs. Caldwell stated that she will hand over all of the activities coordination to Engelina McConnell and Beth Rumble.

# H. Grounds Committee Report

Mr. Sig Von Bargen reported on installing new plants in the triangle and new plantings around the Gazebo. Mr. Sig Von Bargen and Rita Mixer have helped owners design plantings around their units. In return they were given donations, which will go towards buying new plants for around the association.

# V. <u>Unfinished Business</u> – None

# VI. <u>New Business</u>

# A. Election of Directors

Mrs. Marge Andrusko stated the results of the votes for the four open director positions as follows: Mr. Jim McConnell, Mrs. Judy Sullivan, Mr. Tony Jurcik and Mr. Don Schultz. Mrs. Marge Andrusko and Mr. Tom Hanrahan were thanked for their service to the PSH community.

# B. 2016/17 Reserve Funding

Vote regarding Waiving Full Funding the Reserve Requirement The results of the vote:

FOR – 112 AGAINST – 9 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 – 121 AGAINST – 0

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

D. Discussion & Vote on the Proposed Amended Section 10.06(e) Results of the vote: FOR – 105 AGAINST – 16

Passed. The Proposed Amended Section 10.06(e)

E. Discussion & Vote on Adding a line item in the Reserves called Maintenance Shed Results of the vote:

FOR – 106 AGAINST – 15 Passed. Maintenance Shed will be added as a line item to the Reserves.

# 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.

Sig Von Bargen Secretary