



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

Board of Directors Budget Meeting, December 18th, 2018

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 10:00am.

I. Calling of the Roll

Seven of Seven Board members were present, which established a quorum. Present were: Mrs. Judy Sullivan, Mr. Jim McConnell, Mr. Ben Tudor, Mr. Don Schultz, Mr. Jim Reuther, Mrs. Judy Gardner with Mr. Tony Jurcik on teleconference. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Approval of any prior Meeting Minutes

- A. The Board meeting minutes of October 16th 2018 stand approved as presented.

III. Officers and Committee Reports

- A. **Financial Committee** – Mr. Jim McConnell reviewed the financials as of 11/30/18, with the operating account balance at \$559,535.16 (including the Insurance account) and the reserve account balance at \$386,497.51 with the Flea Market at \$20,311.37 and the Memorial Fund at \$6,173.92.

IV. Unfinished Business – None

V. New Business

A. Rules and Regulations Changes – Consideration and Vote

Mr. Jim McConnell read the proposed revision to the rules and regulations which would allow current employees to use the clubhouse and recreational facilities.

MOTION: Mr. Don Schultz made a motion to approve the changes to the rules and regulations. The motion was duly seconded by Mrs. Judy Gardner. Motion passed 7/0.

B. PSH Board Meeting Notification Policy – Consideration and Vote

Mr. Jim McConnell explained the resolution by which PSH will notify owners of a Board of Director's meeting. The meeting agenda will be e-mailed to all PSH Owners whose e-mail addresses are included in the association's official records and will be posted on the PSH Web Site by the required time, along with a hyperlink to the website where the agenda is posted. (See Exhibit A)

MOTION: Mr. Jim Reuther made a motion to approve the notification policy. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 7/0.

C. Proposed 2019/20 Budget – Consideration and Vote

Mr. Jim McConnell explained the proposed 2019/20 Budget. After a discussion by the Board and the owners on the proposed 2018/19 annual budget, the following motion was made.

MOTION: Mr. Ben Tudor made a motion to approve the 2019/20 budget with monthly assessments staying at \$500. The motion was duly seconded by Mrs. Judy Sullivan. Motion passed 7/0.

D. Cable TV Contract – Discussion

Mr. Jim McConnell discussed the various offers from the Cable TV providers. He stated that if the Board should decide to bundle internet with the bulk cable tv package the internet portion would be a special assessment to the membership based on the approved 2019/20 budget.

VI. Adjournment

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

Meeting Minutes prepared by
Palma Sola Harbour
Condominium Association Inc.
Matthew Edwards, CMCA
Community Association Manager

Palma Sola Harbour
Condominium Association Inc.

Ben Tudor
Secretary



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PSH Meeting Notification and Information Process

It is hereby resolved by the Board of Directors of the Palma Sola Harbor Condominiums Inc. that the following process will be used for notifying unit owners of all Board of Director Meetings.

In addition to all the requirements for meeting notifications as per the PSH Declaration and the applicable Florida Statutes, notification of all PSH Board of Director Meetings will be completed using the following process;

Whenever a PSH Board of Directors Meeting is scheduled the meeting agenda will be Emailed to all PSH Owners whose e-mail addresses are included in the association's official records and will be posted on the PSH Web Site by the required time, along with a hyperlink to the website where the agenda is posted.

Within 5 business days after the minutes of any PSH Board of Directors Meeting are approved they will be posted on the PSH Website and an Email will be sent to all PSH Owners whose e-mail addresses are included in the association's official records, containing a hyperlink to these minutes.

This Notification Process will be completed by the PSH Condominium Manager or any other person designated by the PSH Board of Directors.

This Resolution having been adopted at a duly noticed Board of Directors Meeting on the date indicated below:

ATTEST:  Dec 18, 2018
Secretary Date

Resolution effective date: Dec 18, 2018