



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

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## **Palma Sola Harbour Owner's Association, Inc. Annual Owners Meeting Minutes - January 18<sup>th</sup>, 2018**

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 136 of 179 eligible units represented by owners present or by proxy. There were 63 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 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 19th 2017 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, Maureen Bauer, Bruce Nelson, Tom Evans, James Walsh, Jean Breslich, Tom Cronkhite, Irene Mederos, George Douglas and Rod Strom. A moment of silence followed.

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

Mr. Jim McConnell reviewed the financials as of 12/31/17, with the operating account balance at \$508,972.77 (including the Insurance account) and the reserve account balance at \$528,241.87 with the Flea Market and the Memorial Fund at \$20,996.21.

#### **C. Sales and Rentals**

Mr. Tony Jurcik reported that there were 13 units sold in 2017 with 34 rentals, (5 annual and 29 seasonal).

#### **D. 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.

#### **E. Activity Committee Report**

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

### **V. Unfinished Business – None**

**VI. New Business**

**A. Election of Directors**

Mr. Tony Jurcik stated the results of the votes for the four open director positions as follows:  
Mr. Tony Jurcik, Mrs. Judy Sullivan, Mr. Jim McConnell and Mr. Don Schultz. Mr. Macsherry was thanked for his interest to serve the PSH community.

**B. 2017/18 Reserve Funding**

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

**The results of the vote:**

**FOR – 133**

**AGAINST – 3**

**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 – 135**

**AGAINST – 1**

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

**D. Discussion & Vote on the Proposed Amended Bylaws XVII**

**Results of the vote:**

**FOR – 129**

**AGAINST – 7**

**Passed. The Proposed Amended Bylaws XVII**

**VII. 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.

*Matthew Edwards, CMCA*  
Community Association Manager

Palma Sola Harbor  
Condominium Association Inc.

*Tony Jurcik*  
President