



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

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## **Palma Sola Harbour Owner's Association, Inc.**

### **Annual Owners Meeting Minutes - January 31<sup>st</sup>, 2019**

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 169 of 178 eligible units represented by owners present or by proxy. There were 72 units represented by owners present at the meeting and 97 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 the notices/agenda was duly posted on the property.

#### **III. Review and approval of minutes**

With no corrections the Annual Meeting minutes of January 18th 2018 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, Virgil Harbach, George Kikowski, Janet Wislowski and Andrew Wilson. A moment of silence followed.

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

Mr. Jim McConnell reviewed the financials as of 12/31/19, with the operating account balance at \$497,687.87 (including the Insurance account) and the reserve account balance at \$528,244.00 with the Flea Market and the Memorial Fund at \$20,998.00.

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

Mr. Tony Jurcik reported that there were 16 units sold with 17 rentals.

##### **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. The flea market will be held on February 23<sup>rd</sup> 2019.

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

Mrs. Engelina McConnell reported that all activities are posted on the bulletin board and to please sign up. She also reminded the owners that we now have a PSH Book club.

#### **V. Unfinished Business – None**

**VI. New Business**

**A. Election of Directors**

Mr. Tony Jurcik stated the results of the votes for the three open director positions as follows:  
Mr. Ben Tudor, Jim Reuther and Judy Gardner. Mr. Gary Haglund was thanked for his interest to serve the PSH community.

**B. 2018/19 Reserve Funding**

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

**The results of the vote:**

**FOR – 161                      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 – 169                      AGAINST – 1**

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

**D. Discussion & Vote on the Proposed Amendment to section 17.08 of the Declaration.**

**Results of the vote:**

**FOR – 143                      AGAINST – 26**

**Passed. The Proposed Amendment to section 17.08**

**E. Discussion & Vote on the Proposed Amendment to section 10.06(e) of the Declaration.**

**Results of the vote:**

**FOR – 125                      AGAINST – 44**

**Passed. The Proposed Amendment to section 10.06(e)**

**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