



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

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

### **Annual Owner's Meeting Minutes - January 28<sup>th</sup>, 2021**

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. Ben Tudor welcomed everyone to the meeting and thanked them for participating. The meeting was called to order at 10:00am. A quorum was established having 175 of 180 eligible units represented by owners present or by proxy. There were 12 units represented by owners present due to COVID restrictions at the meeting and 163 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 30<sup>th</sup>, 2020 stand approved as presented.

#### **IV. Reports of Officers and Directors and Committees**

##### **A. President's Report**

Mr. Ben Tudor reported on the passing of several owners, Cinda and Frank Edwards, Jeananne Moore, Jo Kendall, Jean Taylor and Nick Matteo. A moment of silence followed.

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

Mr. Jim McConnell reviewed the financials as of 12/31/20, with the operating account balance at \$693,929.71 (including the Insurance account) and the reserve account balance at \$320,253.06 with the Flea Market and the Memorial Fund at \$22,865.34.

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

Mr. Ben Tudor reported that there were 25 units sold in 2020 with 15 rentals.

##### **D. Flea Market Committee Report**

Mr. Andy Andrusko reported that there will not be a PSH Flea Market in 2021.

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

#### **VI. New Business**

##### **A. Election of Directors - No Election**

##### **B. 2021/22 Reserve Funding**

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

**The results of the vote:**

**FOR – 162**

**AGAINST – 12**

**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 – 170**

**AGAINST – 0**

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

**D. Discussion & Vote on the Proposed Amendment to section 25.02 of the Declaration to allow trucks to be parked outside of carports. Results of the vote:**

**Results of the vote:**

**FOR – 136**

**AGAINST – 37**

**Passed. The Proposed Amendment to section 25.021.**

**VII. Adjournment**

There being no further business, Mr. Ben Tudor 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.

*Ben Tudor*  
President