



Palma Sola Harbour Condominium Association, Inc.

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Palma Sola Harbour Owner's Association, Inc.

Annual Owner's Meeting Minutes - January 27th, 2022

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 156 of 181 eligible units represented by owners present or by proxy. There were 53 units represented at the meeting and 103 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 28th, 2021 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, John Ward, Jim Adams, Buzz Guin, Carol Kitkowski and Tiana Dawkins. A moment of silence followed.

B. Budget Report

Mr. Jim McConnell reviewed the financials as of 12/31/21, with the operating account balance at \$906,847.48 (including the Insurance account) and the reserve account balance at \$291,929.65 with the Flea Market and the Memorial Fund at \$21,892.49.

C. Sales and Rentals

Mr. Ben Tudor reported that there were 10 units sold in 2021 with 12 rentals.

D. 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 and a new PSH phone book will be available shortly.

E. Flea Market Committee Report

Mr. Andy Andrusko reported that there will be a PSH Flea Market on February 26th 2022.

V. Unfinished Business – None

VI. New Business

VII. Election of Directors

Mr. Ben Tudor stated the results of the votes for the four open director positions as follows:

Mrs. Priscilla Aylmer, Mr. Doug Dillion, Mr. Tony Jurcik and Mrs. Cheryl Woeltjen. Mr. Gary Dinsdale was thanked for his interest to serve the PSH community.

- A. **2022/23 Reserve Funding**
Vote regarding Waiving Full Funding the Reserve Requirement
The results of the vote:

FOR – 146 AGAINST – 8

Passed. Full funding of the Reserve requirement will be waived.

- B. **Vote regarding rollover of excess operating funds into next year’s budget.**
Results of the vote:

FOR – 151 AGAINST – 3

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

- C. **Material Alteration. Results of the vote:**
Results of the vote:

FOR – 131 AGAINST – 23

Passed. The proposed material alteration passed.

VIII. 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