



## Palma Sola Harbour Condominium Association, Inc.

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### Board of Directors Budget Meeting February 23<sup>rd</sup>, 2023

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: Mr. Ben Tudor, Mrs. Judy Gardner, Mr. Dave Redner, Mr. Doug Dillon, Mrs. Priscilla Alymer, Mr. Tony Jurcik and Mrs. Cheryl Woeltjen. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

#### **II. Approval of any prior Meeting Minutes**

- A. The Board meeting minutes of February 3<sup>rd</sup> 2023 stand approved as presented.

#### **III. Officers and Committee Reports**

- A. **Financial Committee** – Mr. Dave Redner reviewed the financials as of 1/31/23, with the operating account balance at \$743,551.36 (including the Insurance account and collected special assessment monies) and the reserve account balance at \$279,901.13 with the Flea Market at \$17,055.55 and the Memorial Fund at \$6,171.61.
- B. **Flea Market** – Mr. Andy Andrusko gave a summary of events leading to the upcoming flea market on Saturday.

#### **IV. Unfinished Business - None**

#### **V. New Business**

##### **A. 2023/24 Budget – Consideration and Vote**

Mr. Ben Tudor explained the proposed 2023/24 Budget. After a discussion by the Board and the owners, which explained the increase due mainly to the sharp increase in the total insurance costs for the association, the following motion was made.

**MOTION:** Mrs. Judy Gardner made a motion to approve the 2023/24 budget with monthly assessments increasing to \$600. The motion was duly seconded by Mr. Dave Redner. Motion passed 7/0.

##### **B. Rules and Regulations Amendment – Consideration and Vote**

Mr. Ben Tudor read the changes to the rules and regulations regarding age limits in the clubhouse and age limits for golf cart and ebikes. A discussion by the Board and the owners followed.

**MOTION:** Mr. Tony Jurcik made a motion to approve the revised rules and regulations. The motion was duly seconded by Mr. Dave Redner. Motion passed 7/0.

##### **C. Tree Removal Policy – Consideration and Vote**

Mr. Ben Tudor read the tree policy which covers common area tree removal and the responsibilities of the association and the ability of the owners to remove a common area tree. A discussion by the Board and the owners followed.

**MOTION:** Mrs. Priscilla Alymer made a motion to approve the tree removal policy. The motion was duly seconded by Mrs. Judy Gardner. Motion passed 7/0.

#### **V. Adjournment**

There being no further business, President Mr. Ben Tudor 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.

*Doug Dillon*  
Secretary