



## Palma Sola Harbour Condominium Association, Inc.

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### Board of Directors Meeting - April 27<sup>th</sup>, 2023

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 2:00pm.

#### **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 April 7<sup>th</sup> 2023 and February 23<sup>rd</sup> 2023 stand approved as presented.

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

- A. **Manager's Report** – Mr. Matthew Edwards discussed the repairs of the clubhouse pool heaters, the installation and function of the new gate call box and continued issues with tailgating. He also discussed the poor performance of Duval Landscaping as well as taking over the irrigation in-house and currently looking into replacement possibilities for Duval.
- B. **Treasurer's Report** – Mr. Dave Redner reviewed the financials as of 2/28/23, with the operating account balance at \$781,765.31 (including the Insurance account) and the reserve account balance at \$282,892.12 with the Flea Market at \$22,809.62 and the Memorial Fund at \$6,171.66.
- C. **Flea Market** – Mr. Andy Andrusko stated he is not collecting anymore flea market items and in February of 2024 he will hold another Flea Market meeting to discuss future expenditures with the remaining funds.
- D. **Communication Committee** – Mr. Doug Dillon discussed the communications committee and that he and Stuart McSherry will be sending out informational emails to the community and to feel free to ask Doug, Stu, a board member or the manager any questions they may have, and they can be addressed in the email notification.

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

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

##### **A. Special Assessment – Consideration and Vote**

Mr. Ben Tudor explained the need for a special assessment to help cover the cost of unbudgeted legal fees in the amount of \$94,388.37 and unbudgeted landscape fees due to hurricane Ian clean up in the amount \$15,606.29 for a rounded-up figure of \$110,410 or \$610 per unit. The special assessment of \$610 for each unit would be due on August 15<sup>th</sup> 2023.

**MOTION:** Mrs. Judy Gardner made a motion to approve the special assessment of \$110,410 with the above conditions. The motion was duly seconded by Mr. Doug Dillon. Motion passed 5/2 with Mrs. Priscilla Alymer and Mrs. Cheryl Woeltjen voting no.

##### **B. Annual Insurance Renewals – Consideration and Vote**

Mr. Ben Tudor discussed the renewal insurance premiums for the 2023/24 budget year, including Property, DIC, Umbrella, Liability, D&O, Workers Comp and Crime in the amount of \$339,740. He also discussed the flood insurance premium for 2023/24 budget in the amount of \$190,489. **MOTION:** Mrs. Cheryl Woeltjen made the motion to approve the above insurance premiums for the 2023/24 budget year for a total of \$530,229. The motion was duly seconded by Mrs. Judy Gardner. Motion passed 7/0.

##### **C. Committees – Consideration and Vote**

Mr. Ben Tudor explained the request for committees to help the community get involved with association projects. The committees would be made up primarily of owners. Therefore, the following committees were created. A Communication committee with at least two members, a Welcome committee with at least two members, a Gate committee with at least three members and a Painting committee with at least three members. **MOTION:** Mrs. Priscilla Alymer made the motion to approve the above committees. The motion was duly seconded by Mr. Dave Redner. Motion passed 7/0.

##### **D. Flea Market Items – Consideration and Vote**

Mr. Ben Tudor presented the flea market items to be approved and purchased to the Board and a discussion followed. Items included a corn hole set, putting green flags, a basketball hoop, blinds for the game room, landscaping items, new street signs, shuffleboard, pickleball and woodshop supplies as well as new Christmas lights and decorations.

**MOTION:** Mrs. Judy Gardner made a motion to approve the items on the flea market list. The motion was duly seconded by Mrs. Priscilla Alymer. 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