



Palma Sola Harbour Condominium Association, Inc.

9410 Catalina Drive, Bradenton, FL. 34210

Phone 941-792-3532 Fax 941-792-2820 Emergency/After-Hours 941-792-3532

Web Site: www.pshcondos.com Email: matthew@pshcondos.com

Palma Sola Harbour Owner's Association, Inc. Annual Owner's Meeting Minutes - February 3rd, 2023

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. Doug Dillon welcomed everyone to the meeting and thanked them for participating. The meeting was called to order at 10:00am. A quorum was established having 159 out of 181 eligible units represented by owners present or by proxy. There were 74 units represented at the meeting and 85 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 were duly posted on the property.

III. Review and approval of minutes

With no corrections the Annual Meeting minutes of January 27th, 2022 stand approved as presented.

IV. Reports of Officers and Directors and Committees

A. Secretary's Report

Mr. Doug Dillon reported on the passing of several owners, Jim Adams, Nelson Applegate Sr., Skip Ashton, Frank Boccabello, Susan Chiquet, Evelyn McJannet, Ron Peterson, Carol Conner, Buzz Guin, Pinky Pinkowski and Paul Ramm. A moment of silence followed.

B. Budget Report

Mrs. Priscilla Aylmer reviewed the financials as of 12/31/22, with the operating account balance at \$700,084.68 (including the Insurance account) and the reserve account balance at \$271,254.97 with the Flea Market and the Memorial Fund at \$23,250.64.

C. Sales and Rentals

Mr. Doug Dillon reported that there were 7 units sold in 2022 with 8 rentals.

D. Flea Market Committee Report

Mr. Andy Andrusko reported that there will be a PSH Flea Market held on February 25th 2023.

E. Report from the Association's Attorney

Mr. Robert Hendrickson discussed the lawsuit filed against the association from owner Don Schultz and certain aspects of the settlement.

F. Report from the Association's Insurance Agents

Mr. Jim Cirillo and Mr. Jeff Baja discussed the current situation with the insurance market in the state of Florida as well as the policies for Palma Sola Harbour condominium association.

V. Unfinished Business – None

VI. New Business

VII. Election of Directors

Mr. Doug Dillon stated the results of the votes for the three open director positions as follows:

Mr. Ben Tudor, Mrs. Judy Gardner and Mr. Dave Redner. Mr. Don Clippert and Mr. Stewart McSherry were thanked for their 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 – 145

AGAINST – 14

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 – 159

AGAINST – 0

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

VIII. Adjournment

There being no further business, Mr. Doug Dillon 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.

Doug Dillon
Secretary

Approved