



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

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## **Palma Sola Harbour Owner's Association, Inc. Annual Owner's Meeting Minutes - January 31<sup>st</sup>, 2024**

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 140 out of 181 eligible units represented by owners present or by proxy. There were 56 units represented at the meeting and 84 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 February 3<sup>rd</sup>, 2023 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, Lester Funk, Steve Lienke, Karen Wells Robert Steiger, Tom Georskey and Norma Hicks. A moment of silence followed.

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

Mr. Ben Tudor reviewed the financials as of 12/31/23, with the operating account balance at \$709,833.28 (including the Insurance account) and the reserve account balance at \$330,540.86 with the Flea Market and the Memorial Fund at \$24,662.59.

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

Mr. Tudor reported that there were 11 units sold in 2023 with 8 rentals.

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

Mr. Andy Andrusko reported that there will be no PSH Flea Market held in 2024.

#### **E. Activity Committee Report**

All activities are posted on the bulletin board and to please sign up.

### **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:

Mr. Doug Dillon, Mr. Greg Pfent, Mrs. Christy Paul and Mr. Tony Jureik. Mr. Randy Smith, Mr. Tom Hanrahan, Mrs. Priscilla Aylmer and Mrs. Cheryl Woeltjen were thanked for their interest to serve the PSH community.

- A. **2023/24 Reserve Funding**  
**Vote regarding Waiving Full Funding the Reserve Requirement**  
The results of the vote:  
FOR – 125                      AGAINST – 15

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 – 136                      AGAINST – 4

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

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.  
*Doug Dillon*  
Secretary

APPROVED