



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 - January 31st, 2025

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 154 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 January 31st, 2024 stand approved as presented.

IV. Reports of Officers and Directors and Committees

A. President's Report

Mr. Doug Dillon reported on the passing of several owners, Darlene Jurs, Doug Wells, Diana Webb, George Brammeier, Paul Crehan Sr., Colleen Penlon, Mary Cervello and Gary Scholten. A moment of silence followed.

B. Budget Report

Mr. Ben Tudor reviewed the financials as of 12/31/24, with the operating account balance at \$837,083.25 (including the Insurance account) and the reserve account balance at \$427,700.78 with the Flea Market and the Memorial Fund at \$22,663.52.

C. Sales and Rentals

Mr. Dillon reported that there were 10 units sold in 2024 with 7 rentals.

D. Flea Market Committee Report

Mr. Andy Andrusko reported that a Flea Market meeting will be held in March to disperse some of the flea market funds?

E. Disaster Committee

Mr. Roy Case outlined the possible scenarios that could occur in the event of a disaster. A discussion followed.

F. 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. Doug Dillon stated the results of the votes for the three open director positions as follows: Judy Gardner, Ben Tudors and Lindsey Purcell. Mr. Smith was thanked for his interest to serve the PSH community.

- A. **2024/25 Reserve Funding**
Vote regarding Waiving Full Funding the Reserve Requirement
The results of the vote:
FOR – 140 AGAINST – 13

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 – 152 AGAINST – 1

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

- C. **Discussion & Vote on the Proposed Amendment to Article VI of the Bylaws to move the annual meeting dates to between January 1st and March 31st.** Results of the vote:
Results of the vote:
FOR – 129 AGAINST – 24

Passed. The Proposed Amendment of Article VI of the Bylaws.

- D. **Discussion & Vote on the Proposed Amendment to section 10.06(e¹) of the Declaration to expand screening of the patios to 16 feet.** Results of the vote:
Results of the vote:
FOR – 101 AGAINST – 52

Passed. The Proposed Amendment to section 10.06(e¹) of the Declaration.

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.
Christy Paul
Secretary