



## Palma Sola Harbour Condominium Association, Inc.

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### Board of Directors Meeting November 18<sup>th</sup>, 2025

The meeting took place at the clubhouse of Palma Sola Harbour and started at approximately 10:00am.

#### **I. Calling of the Roll**

Six of seven Board members were present, which established a quorum. Present were: Mr. Doug Dillon, Mrs. Judy Gardner, Mr. Ben Tudor, Mr. Greg Pfent, Mr. Tony Jurcik, Mr. Lindsey Purcell and Joe Monaco via teleconference for the last two votes. 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 25<sup>th</sup> 2025 stand approved as presented.

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

- A. **Financial Committee** – Mr. Ben Tudor reviewed the financials as of 10/31/25, with the operating account balance at \$657,437.66 (including the Insurance account) and the reserve account balance at \$483,588.63 with the Flea Market at \$13,609.75 and the Memorial Fund at \$7,238.00.

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

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

##### **A. Appointment of new Board member – Consideration and Vote**

Mr. Doug Dillon explained the consideration of Joe Monaco to fill the vacant Board position of Christy Paul. After a discussion by the Board and the owners, a motion was made to approve Joe Monaco to the Board of Directors.

**MOTION:** Mrs. Judy Gardner made a motion to approve Joe Monaco. The motion was duly seconded by Mr. Ben Tudor. Motion passed 6/0.

##### **B. Ratify Insurance Policy with SLIDE – Consideration and Vote**

Mr. Doug Dillon explained the move to SLIDE insurance from Citizens insurance. The new policy premium is at \$283,877.63 with a savings of approximately \$30,000 and better coverage. After a discussion by the Board and the owners, a motion was made to approve the move to SLIDE Insurance.

**MOTION:** Mr. Ben Tudor made a motion to approve the move to SLIDE. The motion was duly seconded by Mr. Tony Jurcik. Motion passed 7/0.

##### **C. Approve the New Lawn Care Contract – Consideration and Vote**

Mr. Doug Dillon presented the Down To Earth lawn care contract for PSH to be approved by the Board. A discussion followed with the Board and the owners.

**MOTION:** Mr. Doug Dillon made a motion to approve the Down To Earth lawn care contract. The motion was duly seconded by Mr. Lindsey Purcell. Motion passed 7/0.

##### **D. Owner Questions**

Mr. Doug Dillon and the Board listened to owner questions and responded accordingly.

#### **V. Adjournment**

There being no further business, President Mr. Doug Dillon 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.

*Greg Pfent*  
Secretary