



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

Board of Directors Meeting - February 19th, 2026

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

I. Calling of the Roll

Seven 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, with Mr. Lindsey Purcell and Joe Monaco via teleconference. The Community Association Manager, Mr. Matthew Edwards was also in attendance.

II. Approval of any prior Meeting Minutes

A. The Board meeting minutes of November 18th, 2025 stand approved as presented.

III. Officers and Committee Reports

A. **Financial Committee** – Mr. Ben Tudor reviewed the financials as of 01/31/26, with the operating account balance at \$914,614.78 (including the Insurance account) and the reserve account balance at \$476,888.53 with the Flea Market at \$13,609.75 and the Memorial Fund at \$7,220.88.

B. **Flea Market** – Mr. Andy Andrusko stated that there will be a flea market meeting the 2nd week in March.

IV. Unfinished Business - None

V. New Business

A. 2026/27 Budget – Consideration and Vote

Mr. Ben Tudor explained the proposed 2026/27 Budget to the Board. After a discussion by the Board and the owners a motion was made to keep the monthly dues at \$675 for another year. **MOTION:** Mr. Ben Tudor made a motion to approve the budget at \$675 monthly. The motion was duly seconded by Mrs. Judy Gardner. Motion passed 7/0.

B. Ratify On-line Voting – Consideration and Vote

Mr. Doug Dillon explained the offer by CINC Software to give online voting for the 2026 AOM free of charge. After a discussion by the Board and the owners, a motion was made to approve the use of online voting from CINC but with the ability of owners to use paper ballots if desired. **MOTION:** Mr. Ben Tudor made a motion to approve the use of online voting. The motion was duly seconded by Mrs. Judy Gardner. Motion passed 7/0.

C. Ratify Clubhouse Use Resolution – Consideration and Vote

Mr. Doug Dillon presented the clubhouse use resolution and form to the Board. The form will be used to reserve the clubhouse by owners for any event in the clubhouse except for exercise and other daily activities. After a discussion by the Board and the owners, a motion was made to approve the clubhouse use resolution and form. **MOTION:** Mrs. Judy Gardner made a motion to approve the use of. The motion was duly seconded by Mr. Tony Jurcik. Motion passed 7/0.

Unscheduled open discussion by the board and owners....

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