



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 - June 11th, 2026

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

I. Calling of the Roll

Five of seven Board members were present, which established a quorum. Present were: Mr. Lindsey Purcell, Mrs. Judy Gardner, Mr. Ben Tudor, Mr. Joe Monaco and Ms. Karol Martineck.

II. Approval of any prior Meeting Minutes

A. The Board meeting minutes of February 19th, 2026 stand approved as presented.

III. Officers and Committee Reports

A. **Financial Committee** – Mr. Ben Tudor reviewed the financials as of 5/31/26, with the operating account balance at \$665,131.55 (including the Insurance account) and the reserve account balance at \$512,581.67 with the Flea Market at \$12,855.88 and the Memorial Fund at \$7,220.88.

IV. Unfinished Business - None

V. New Business

A. Down To Earth – Discussion

Mr. Lindsey Purcell informed the Board that Down To Earth has assigned a new landscape crew to service PSH association. Management is closely monitoring the crew's performance. Owners were encouraged to continue providing feedback to PSH management regarding the quality of the landscaping services. The Board and owners then engaged in a discussion regarding the landscaping and related concerns.

B. Common Area Cameras – Discussion

Mr. Lindsey Purcell explained to the Board that some owners had expressed concerns that the installation of cameras in the Association's common areas might violate a Florida statute. In response, the Association retained legal counsel to review the matter and provide a legal opinion. Counsel advised that the Association is not in violation of any Florida statute because there is no reasonable expectation of privacy in the clubhouse or other common areas where the cameras are installed. A discussion of the Board and the owners followed.

C. **Owner Questions** - Mr. Lindsey Purcell and the Board listened to owner questions and responded accordingly.

V. Adjournment

There being no further business, President Mr. Lindsey Purcell 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