

Emerald Gardens Association

Budget Workshop Meeting

Nov 19, 2025

MEETING MINUTES

Key takeaways

- The board discussed the 2026 budget, focusing on line item adjustments without increasing dues
- There was discussion to create a \$25,000 statutory reserve for wall repairs
- The board approved a motion to evaluate all mailboxes in the community and send violation notices for those in disrepair
- Two board seats (Bill and Dave's) are up for election
- The board discussed several landscaping projects including pond-side landscaping and Bliss entrance lighting

Discussed topics

Budget Workshop for 2026

The board reviewed the proposed budget line by line, making adjustments to allocate funds appropriately.

- **Details**

- **Mark:** Presented a budget that maintains current dues while allocating \$12,000 for special projects
- **Bill:** Argued that some line items needed to be adjusted to better reflect actual expenses
- **Ira:** Questioned whether to take money from general funds to create a statutory reserve
- **Natasha:** Clarified that the association has spent \$43,333 with about \$8,000 left to spend by year-end

- **Conclusion**

- Several line items were adjusted including: Website (\$350), Fertilizer (\$2,500), Tree Maintenance (\$1,000), Pond Deck Maintenance (\$6,000), Bliss Entrance (\$1,200), and Legal Fees (\$2,000)
- The board agreed to maintain current dues while reallocating funds to priority areas

Wall Maintenance and Repair

Discussion about the condition of the community wall and the need for repairs.

- **Details**

- **Bill:** Reported that the wall was installed 13 years ago and needs maintenance; homeowners need to maintain 2-3 feet clearance from the wall
- **Ira:** Made a motion to create a \$25,000 statutory reserve specifically for wall repairs
- **Mark:** Noted there was already money in a "wall account" (about \$80,000)
- **Michelle:** Questioned why only one side of the wall was repaired previously

- **Conclusion**

- Motion to approve to create a \$25,000 statutory reserve for wall repairs did not carry
- The board acknowledged that proper wall maintenance requires professional assessment

Mailbox Standardization and Maintenance

The board discussed mailbox conditions throughout the community and enforcement of standards.

- **Details**

- **Bill:** Proposed replacing all mailboxes in the community at an estimated cost of \$25,000
- **Mark:** Argued that deed restrictions make mailbox maintenance the homeowners' responsibility
- **Michelle:** Estimated only 25-30 mailboxes were problematic, not 60-70% as suggested

- **Conclusion**

- The board approved a motion to evaluate all mailboxes in the community and send violation notices for those in disrepair
- The full mailbox replacement project was not approved

Owner Forum Guidelines

The board established formal guidelines for homeowner participation in meetings.

- **Details**

- **Natasha:** Explained the new process where owners sign in to speak
- **Ira:** Made a motion to formalize meeting rules including 3-minute uninterrupted speaking time
- **Bill:** Suggested adding that meetings would be adjourned if decorum is not maintained

- **Conclusion**

- The board approved guidelines requiring sign-in, 3-minute time limits, and maintaining decorum
- Rules will be posted on the sign-up sheet and potentially added to bylaws

Landscape Committee Suggestions

The committee presented recommendations for maintaining and improving community landscaping.

- **Details**

- **Liz:** Reported that the front entrance needs immediate trimming and regular maintenance
- **Bill:** Mentioned plans to plant trees on either side of the pond
- **John:** Raised concerns about the removal of palm trees from the community (formerly 34 trees valued at approximately \$100,000)

- **Conclusion**

- The board agreed that regular maintenance is needed for the new plantings
- Two trees will be planted by the pond

Board Election

Brief discussion about upcoming board elections.

- **Details**

- The board confirmed that Bill and Dave's seats are up for election

- **Conclusion**

- Motion approved to accept that these two seats are up for election

Violation Enforcement

Discussion about the process for handling violations in the community.

- **Details**

- **Natasha:** Reported on violation letters sent and the status of properties referred to the fining committee
- **Bill:** Emphasized the need to enforce rules consistently, particularly for a property with a tarp on the roof

- **Conclusion**

- The board approved referring the property with the tarp to the fining committee if not resolved within 2 days
- The board is using a new system (Engage) to track violations

Website Management

Brief discussion about the community websites.

- **Details**

- **Bill:** Mentioned paying \$350 for the Emerald Gardens website

Conclusion

- No formal decision was made about website management

Challenges

- Enforcing consistent standards for property maintenance while being reasonable with homeowners facing legitimate challenges

- Determining the appropriate allocation of funds between maintenance and improvement projects
- Establishing clear guidelines for what requires ARC approval and streamlining the approval process
- Managing the deteriorating condition of the community wall and determining responsibility for maintenance
- Addressing the removal of palm trees and whether/how to replace them

Action items

- **Bill**
 - Install stair at the deck to make it legally compliant
 - Put down mulch lock for the holidays
 - Take photos of mailboxes in disrepair for violation notices
- **Natasha**
 - Follow up on the status of the attorney communication regarding 4421 Opal Court
 - Run monthly reports on violations through the Engage system
- **Landscape Committee**
 - Develop a maintenance plan for the front entrance plantings
 - Coordinate with Palmer Lou regarding regular trimming schedule
- **Mark Strong**
 - Plant two trees by the pond
- **Board**
 - Review ARC request process at the next meeting
 - Determine what documentation is needed for ARC requests
 - Consider adding meeting rules to the bylaws
 - Investigate options for wall repair and maintenance