

EMERALD GARDENS HOMEOWNERS' ASSOCIATION BOARD MEETING

Wednesday, April 16^h, 2025, at 6:30PM
3307 Clark Road Suite #201
Sarasota, FL 34231

APPROVED MINUTES

Call to Order: Meeting called to order at 6:31PM

Determination of Quorum and Proper Notice: Directors, Marc Pavoncello, Dave Bear, Bill Ames-McCormick, and Perry Steele were present at the Pinnacle Community Association Management Conference Room. Also, present was Natasha Larson from Pinnacle Community Association Management. Notice of meeting was posted in accordance with Florida Statutes.

Approval of Minutes: A ***motion*** was made by Perry Steele to approve the meeting minutes of March 19th, 2025, seconded by Marc Pavoncello. **The motion passed unanimously.**

President Report – Bill indicated that tree trimming occurred this week and will be done bimonthly moving forward. Additionally, the landscape designer is expected to present a plan for the entrance shortly. Board of Directors agreed to collectively enforce time frames for removing and placing trash receptacles on the curb. It was mentioned that the Welcoming Committee chair would like to step down and that there is a need for more volunteers in the community.

- A ***motion*** was made by Bill Ames-McCormick to display signs indicating “residents only” and “guests to be accompanied by owner” at the deck, seconded by Perry Steele. **The motion passed unanimously.**

Finance Report – March 2025 financials are attached as part of the minutes.

Manager's Report – Natasha Larson, LCAM introduced herself to the board of directors as the new association manager for Emerald Gardens.

Care and Appearance – Bill explained that attempts are being made to communicate with homeowners who have been issued Care and Appearance notices to resolve those issues. If efforts are unsuccessful, accounts will be referred to the fining committee.

Old Business:

- Phase 2 Update; removing all dead plants on property, irrigation update etc.: Discussion was held about the island and other landscaping needs. It was determined that landscaping design and installation will not occur until the irrigation system is serviced and functioning properly.
 - A ***motion*** was made by Dave Bear approve the quote from American Irrigation, seconded by Perry Steele. **The motion passed unanimously.**

New Business:

- Projects discussion: Discussion was held regarding the need for Daniel to complete the repair of the dock before hurricane season.
- Member participation/volunteers: The board will make a collective effort to encourage homeowners to increase engagement. The board aims to improve participation by improving community aesthetics.
- Board Certifications reminder: Natasha will email certification link to board members.
- Discussion regarding Board meetings via Zoom: The consensus was that the board believes face to face meetings are more cohesive and will continue in the future.
- Discussion turf vs. resodding: According to the association's documents, artificial turf is not acceptable for front yards but is permitted in backyards.

Next Meeting: May 21st, 2025 at 7:00pm. To be held at same location, Pinnacle Office.

Owners Forum: None

Adjournment: The meeting adjourned at 7:22 PM

Respectfully submitted,

Natasha Larson, LCAM