

Emerald Gardens Homeowners Association, Inc.

Board of Directors Meeting

October 15, 2025

MEETING MINUTES

I. Call to Order / Roll Call – Meeting was called to order at 6:59 pm.

II. Determination of Quorum – Bill Ames McCormick, Dave Bear, Michelle Shiver, Ira Luntz, and Marc Pavoncello were present.

III. Confirmation of Proper Meeting Notice – Notice was provided according to FL Statute.

IV. Approval of meeting minutes – ***Michelle motioned, seconded by Dave to approve the 9.17.2025 minutes. The motion carried unanimously.***

V. Presidents Report – Additional plants have died due to bugs. It is imperative to select an insect control company immediately.

VI. Finance Report – The grounds budget has \$29k currently. \$2,450 still to be paid from that budget. Presently \$7967 under budget. Remaining is approximately \$8500 for the rest of 2025.

VII. Managers' Report

- a. Site Visit Report Discussion
- b. Update on Opal Court fine – 4427 Opal Court is to be referred to fining committee for care and appearance.
- c. Update on Diamond Circle South roof tarp – Provide violation letter with 7 day completion date. Send 2nd letter if not completed in those 7 days.

VIII. Old Business

IX. New Business

- a. Governing Document Review Committee – Discussion of functions and duties ensued. The committee will review documents and bring them up to date. In addition, verbiage may be clarified or expounded. The committee will review Deed Restrictions and Bylaws to make general recommendations to the board by February 2026. Committee members are Michelle Shiver, Ira Luntz, Charles Knell, Bonnie Telinger, and Sandy Bellingsley.
- b. Tree quotes – ***Bill made a motion, seconded by Dave to accept Strong's quote. The motion carried unanimously.***
- c. Quotes for insect control – ***Michelle made a motion, seconded by Ira to approve the Blue Frog proposal. The motion carried unanimously.***
- d. Deck quotes - tabled
- e. Review of survey questions – Ira will work with Emily.
- f. Deck Paver Project Discussion - tabled

- g. Mailbox Review - tabled
- h. School bus issue – letter from attorney – Dr. Little, Director of the bus company is handling the issue of busses entering the community and destroying landscape. The attorney advised that because the road is public, there is no leverage to stop them from entering the community.
- i. Ownership and responsibility of entrance median - tabled
- j. Mowing county property – Association pays \$175 bimonthly for mowing to include a small area of county property. In the off season, mowing will only occur intermittently.

X.The next meeting – 11.19.2025

XI.Owners Forum – Owners expressed concern and divisiveness related to board decisions and processes.
The meeting was adjourned abruptly due to excessive contention.

XII.Adjournment – Ira made a motion, seconded by Dave to adjourn the meeting at 8:36 pm. The motion carried unanimously.