

**EMERALD GARDENS HOMEOWNERS' ASSOCIATION**  
**ANNUAL MEETING**  
**Monday, January 27<sup>th</sup>, 2025, at 7:00pm**  
**8490 McIntosh Road**  
**Sarasota, FL 34238**  
**UNAPPROVED MINUTES**

**Call to Order:** Meeting called to order at 7:06 pm.

**Election of Chairman (if President or designee is absent):** John Kelner, President.

**Determination of Quorum and Proper Notice:** Directors John Kelner, Marc Pavoncello, Bill Ames-McCormick, Perry Steele, and Chuck Berster were present at the Covenant Life Presbyterian Church in Sarasota, FL. Also present was Caitlin King from Pinnacle Community Association Management, as well as 46 owners present in person or via proxy. Notice of meeting was posted in accordance with Florida Statutes.

**Reading and Approval of Minutes:** A ***motion*** was made by Jo-Anne Sheldon to approve the Annual Meeting Minutes January 23<sup>rd</sup>, 2024, seconded by Virginia Phillips. **The motion passed unanimously.**

**Election of Directors:** The 2025 Board of Directors will be Bill Ames-McCormick, Dave Bear, Marc Pavoncello, Michelle Shiver and Perry Steele.

**Officers' Reports:**

- **President's Report (John Kelner):** John Kelner has served on the Board for 10 years; he thanked the community. John thanked Daniel Gerber for checking all the lights for Christmas and the Bliss Rd lighting.
- **Director's Report (Bill Ames-McCormick):** Bill Ames-McCormick spoke about Phase 1; the new wall project that was completed. The deck has been temporarily fixed, there is more work to be done but, at this time the deck is safe. There are plans to start block parties (community gatherings) in 2025. There are some upgrades that will be made in 2025 year. There is a new landscaping company, Dana. The irrigation system will be run by Bill now, while the Board looks for a new vendor. There will be more attention to Care and Appearance as many yards this year have not been maintained properly; including mailboxes. There will be a process of removing and installing Florida friendly plants that will require less maintenance.
- **Manager's Report:** No report.

**Committee Reports:** No Committee Reports.

**Unfinished Business:** None.

**New Business:** Discussion about Phase 2 – removing dead plants, setting up new irrigation, focus being entrance landscaping. Phase 3 will be discussed further in the future. Discussion was held about the condition of mailboxes that need to be replaced and perhaps getting a group rate for many owners to replace all at once. Discussion about Care and Appearance standards.

**Door Prizes:** Four (4) \$25 Gift Cards were raffled.

**Adjournment:** The meeting adjourned at 8:15PM