

**EMERALD GARDENS HOMEOWNERS' ASSOCIATION
BOARD MEETING**

Wednesday, May 21, 2025

UNAPPROVED MINUTES

Call to Order: Meeting called to order at 6:30PM

Determination of Quorum and Proper Notice: Directors, Marc Pavoncello, Dave Bear, Bill Ames-McCormick, Michelle Shiver, and Perry Steele were present. 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 Bill Ames-McCormick to approve the meeting minutes of April 29 2025, seconded by Dave Bear. The motion passed unanimously.*

President Report – Mr. Ames-McCormick indicated that several improvements have been completed. The deck has been stabilized, the pump replaced, and irrigation has been reset for optimal performance.

Finance Report – Discussion ensued regarding credit card usage.

- a. Marc Pavoncello motioned, seconded by Perry Steele to charge 18% interest on late assessments. Bill McCormick, Michelle Shiver and Dave Bear voted no. The motion failed.*
- b. Marc Pavoncello motioned, seconded by Dave Bear to limit credit card transactions without board approval to \$500.00. Motion carried.*
- c. Michelle Shiver motioned, seconded by Marc Pavoncello to limit credit card expenditures by each board member to \$1000 per calendar month without board approval. Motion carried.*

Manager's Report – None

Care and Appearance – Bill explained that efforts are being made to improve the appearance of common areas and improvements are expected of owners as well.

Old Business - None

New Business:

- a. Bill Ames-McCormick motioned, seconded by Michelle Shiver for a one year expiration date on ARC requests. Motion carried.*

Next Meeting: June 18, 2025 at 7:00pm. To be held at Pinnacle Office.

Owners Forum: None

Adjournment: The meeting adjourned at 7:37 PM

Respectfully submitted,

Natasha Larson, LCAM