

Emerald Gardens Homeowners Association, Inc.
Board of Directors Meeting

Time: Wednesday, August 20, 2025 at 7:00 PM

Place: Pinnacle Management, 3307 Clark Road,
Ste. 201, Sarasota, FL 34231

*** * * Meeting Minutes* * ***

I. Call to Order / Roll Call – Meeting called to order at 7:00 pm by Bill Ames-McCormick

II. Determination of Quorum – Bill Ames-McCormick, Ira Luntz, and Marc Pavoncello were present.

Michelle Shiver was absent. Also, present was CAM, Natasha Larson.

III. Confirmation of Proper Meeting Notice – Notices were posted in accordance with Florida Statute.

IV. Approval of meeting minutes – Mr. Ames-McCormick motioned, seconded by Mr. Luntz to approve the 7.21.2025 meeting minutes. The motion carried unanimously.

V. Presidents Report – Mr. Ames-McCormick noted that the newly installed landscaping will be monitored for the next three months according to the contract. Service entrance signs have been posted.

VI. Finance Report – Mr. Lutz indicated that there is one aged owner account owing \$2830. ***Mr. Luntz motioned, seconded by Mr. Ames-McCormick that upon verification that a NOLA letter has been sent, further advice will be sought from the attorney as to options to collect. Motion carried unanimously.***

VII. Managers' Report

- a. Site Visit Report Discussion – CAM will send second notice of violations to owner having chickens on property and fence abutting lake. CAM will send reminder email to owner with tarp on roof regarding deadline for removal.

VIII. Old Business - None

IX. New Business

- a. Accept the resignation of VP, Daniel Gerber – ***Mr. Ames-McCormick motioned, seconded by Mr. Luntz to accept the resignation of Director, Daniel Gerber. Motion carried unanimously.***
- b. Budget Discussion – President will compile improvement ideas to be addressed at the November 2025 budget meeting.
- c. Residents' Involvement/Survey – President recommended a survey to determine owner interests in hosting/attending community social events.
- d. Quotes for Pond Side Work – CAM will secure two more quotes.
- e. Two replacement trees at lake – President will look into securing two more quotes. President proposed shady ladies to replace those that were removed.

- f. Light posts to Honor others - Tabled
- g. Front Landscaping Committee – Topic will be added to survey by Mr. Luntz and Admin. Assistant, Priscilla Tricochie.
- h. ARC requests – failure to submit – Board proposed a community mailing to explain the ARC request process. Topic was tabled to determine best means of distributing the message.
- i. HOA Document Enforcement – It was noted that all Board members should be educated on the HOA Documents, restrictions, and processes outlined therein. President requested involvement from all Board members in Board duties.
- j. Parking Violations – Notices on vehicles – Mr. Ames-McCormick will research parking law on easement. It was agreed that any parking violation will be submitted to CAM to initiate violation process.
- k. Amending Para. 9 of Deed Restrictions re: household pets - Tabled
- l. Requiring multiple bids discussion – ***Mr. Lutz motioned, seconded by Mr. Pavoncello to follow Florida Statute with regard to requiring multiple bids. Motion carried unanimously.*** It was noted that the bylaws express verbatim, the language of Florida Statute related to bid requirements. Mr. Luntz proposed the idea of designating a committee to review the governing documents and to propose amendments. This topic will be placed on the agenda for next meeting.

X.The next meeting – 9.17.2025

XI.Owners Forum

XII.Adjournment – Mr. Ames-McCormick adjourned the meeting at 8:29 pm.