

Community of Emerald Bay HOA Association, Inc.
Board of Directors Meeting Minutes

Date: December 10, 2024
Location: Emerald Bay Clubhouse
1 Emerald Bay Drive
Oldsmar, FL. 34677
Time: 6:00PM

I. Call to Order:

- The board of directors meeting was called to order by President Carl Schleelein at 6:00PM.

II. Attendance:

- Carl Schleelein, President
- Pam Aromola, V.P. via Proxy
- Evan Reinholz, Secretary
- Savi Hakim, Treasurer
- Jessie Barritt, Director
- Fred Harrison, Director
- Ali Shah Zainulabedin, Director
- Michael Scheelein, Director
- James Mateka, Ameritech

III. Certify Quorum/Proof of Meeting Notice

- A quorum was achieved as 8 of 8 board members were in attendance.
- Meeting notice was posted in accordance with state statute.

IV. Reading of Minutes

- Minutes of the May 3, 2024 meeting were not available.

V. Treasurers Report

- As of October 31, 2024: Operating - \$77,144.26
- As of October 31, 2024: Reserves - \$76,981.42

VI. Presidents Report

- Carl Scheelein reviewed future community projects.

VII. Old Business

- None

VIII. New Business

- A motion was made by Carl Schleelein and seconded by Michael Schleelein to re-seal and stripe the asphalt parking spaces and roadways. Motion carried by unanimous vote.
- A discussion took place regarding Think Utility Services, Inc. A motion was made by Carl Schleelein and seconded by Michael Schleelein to terminate the existing contract with Think Utility Services, Inc. per the attached letter. Motion carried by unanimous vote.

IX. Open Discussion

- Homeowners in attendance asked questions regarding asphalt sealing and the termination of the Think Utility Services contract. the collection policy.

X. Adjourn Meeting

- Motion made by Mike Schleelein to adjourn the meeting, Second by Evan Reinholz. Motion Carried. Meeting adjourned at 6:45PM