

**AFFIDAVIT OF MAILING OR HAND DELIVERING
OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA

COUNTY OF PINELLAS

BEFORE ME, personally appeared **James J. Mateka** and **Tracy Roberts**, who after being duly sworn, deposes and says the notice of **BUDGET MEETING** of **EMERALD BAY HOA** to be held at **EMERALD BAY CLUBHOUSE, on Tuesday, December 9, 2025, at 6:00 PM** were mailed or hand delivered in accordance with applicable law. The Notices were mailed, or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. (Copy Attached)

EMERALD BAY HOA

BY: 

James J. Mateka, Community Manager

BY: 

Tracy Roberts, Administrative Assistant

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 25 day of November, 2025

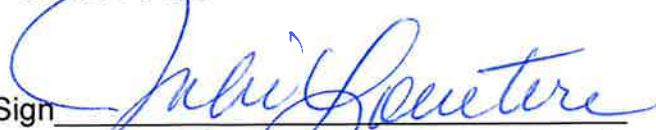
By **James J. Mateka**, as Community Manager, and **Tracy Roberts**, as Administrative Assistant, of **EMERALD BAY HOA**, a Florida not-for-profit corporation.

Personally Known ☒ or

Produced Identification ☐

Type Of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign 
Print Julie Lovetere

