

**COMMUNITY OF EMERALD BAY HOA**  
**Board of Directors Business Meeting**

**Date: Tuesday May 5, 2025**

**Time: 7:00PM**

**Location: Emerald Bay Clubhouse**

1. Call to Order
2. Certify Quorum / Proof of Meeting Notice
3. Approval of Minutes – January 13, 2025, annual meeting. Approval of these meeting minutes is not required at this time. Annual meeting minutes will be approved at the next annual meeting.
4. Treasurer's Report
5. President's Report
6. Manager's Report
7. Old Business
  - a. THINK Utilities update
8. New Business
  - a. Upcoming repairs and improvements
  - b. Violation letters and community inspections
  - c. Bank issued credit cards
  - d. Little Free Library
  - e. Dog issues
  - f. Owners not adhering to rental policies
9. Open Discussion: Three-minute time limit on agenda items only.
10. Adjournment

**This notice is posted in accordance with Florida Statutes**