

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

**Date:** May 3, 2024  
**Location:** Emerald Bay Clubhouse  
1 Emerald Bay Drive  
Oldsmar, FL. 34677  
**Time:** 3:30pm

**I. Call to Order:**

- The board of directors meeting was called to order by President Carl Schleelein at 3:35PM.

**II. Attendance:**

- Carl Schleelein, President
- Pam Aromola, Vice-President
- Evan Reinholz, Secretary
- Savi Hakim, Treasurer
- Jessie Barritt, Director
- Fred Harrison, Director
- Ali Shah Zainulabedin (via telephone)
- Michael Scheelein (excused absence)
- James Mateka, Ameritech

**III. Certify Quorum/Proof of Meeting Notice**

- A quorum was achieved as 7 of the 8 board members were in attendance.
- Meeting notice was posted on Wednesday May 1, 2024.

**IV. Reading of Minutes**

- Minutes of the April 2, 2024 meeting were not available. These minutes will be available at the next Board of Directors meeting.
- Motion to accept the above action of the April 2, 2024 minutes by Pam Aromola. Second by Savi Hakim. Motion carried.

**V. Treasurers Report**

- As of March 31, 2024: Operating - \$96,903.15
- As of March 31, 2024: Reserves - \$46,797.00

**VI. Presidents Report**

- Carl Scheelein reviewed possible future community projects.

## **VII. Manager's Report**

- Jim Mateka reviewed the April Manager's Report.

## **VIII. Old Business**

- Carl Scheelein reviewed the clubhouse project and its completion.

## **IX. New Business**

- Carl Scheelein reviewed the collection policy as prepared by the association attorney and the purpose of this policy.
- A motion was made by Pam Aromola to accept the collections policy as prepared by the association attorney with the effective date of June 1, 2024. Second by Fred Harrison. Motion carried.
- Approved collection policy will be mailed to all homeowners.

## **X. Open Discussion**

- Board members and homeowners in attendance thanked Carl Schleelein for all his hard work in keeping the Emerald Bay Community beautiful.
- Homeowners in attendance asked questions regarding the collection policy.

## **XI. Adjourn Meeting**

- Motion made by Pam Aromola to adjourn the meeting, Second by Evan Reinholz. Motion Carried. Meeting adjourned at 4:20PM