

## **Emerald Pointe Homeowners Association**

c/o Fairway Management  
1331 Bedford Drive, Suite 103  
Melbourne, FL 32940  
(321) 777-7575

### **Board of Directors Meeting Minutes**

**April 29th, 2021 at 3:30 P.M.**

#### **Emerald Pointe Clubhouse/Pool**

7631 Candlewick Dr., Melbourne, FL 32940

1. The meeting was called to order at 3:29 P.M. by president Jerry Hartlein.
2. A quorum of the Board was established with 5 of 5 Directors present; Kathy Haga, Pam Farmer, Jerry Hartlein and Randy Palermo. Emily Wolf via phone. Also, present via phone was Alan Guthrie with Fairway Management.
3. Randy made a motion, 2<sup>nd</sup> by Jerry to approve the March 24, 2021 meeting minutes as written. All were in favor, motion passed.
4. **Reports of Officers, Committees and Agents –**  
**President** - Jerry Hartlein will follow the meeting agenda.  
**Vice President** - Pam Farmer updated everyone the viburnum hedges have not been trimmed and are scheduled for trimming on May 19<sup>th</sup>. The palm trees are in need of trimming. Jerry motioned to have the palm trees trimmed, and by Randy. All were in favor and the motion passed unanimously. Pam also mentioned there will be a Birthday party held at the pool May 1<sup>st</sup>. Pam also stated there have been 2 valves replaced within the irrigation system that were 22 years old.  
**New Business**
  - **7677 Candlewick at Atty**– New owner - Nidhi Gupta purchased a home at auction which did not include the unpaid assessments.. Nidhi Gupta attended the meeting requesting the Board negotiate the unpaid assessments totalling \$17,510.00. After many failed negotiations Pam motioned to close the discussion, 2<sup>nd</sup> by Jerry. All in favor and the motion passed unanimously. Kathy motioned to accept \$14,400.00 including the \$1,700.00 in escrow to bring the account current, 2<sup>nd</sup> by Randy. All in favor and the motion passed unanimously.
  - **Hurricane shutters/ Window coverings** -Fairway Management to send a certified letter to homeowner to remove the clear panels that exceed the window size per the governing documents.
  - **Allowing different color other than white for exterior garage light housing.**- Kathy motioned to allow only white for garage light fixtures, 2<sup>nd</sup> by Jerry. All were in favor and the motion carries.
  - **Paying for sprinkler repair after owner damage.** – It was determined this is the homeowner(s) responsibility to repair at their expense.
7. Establish Next Meeting – Next Board meeting will be May 27th, 2021 at 3:30 P.M.

8. With no other business to discuss Pam made a motion to adjourn the meeting at 4:30 P.M. All were in favor.

Minutes prepared by:  
Alan Guthrie, LCAM  
Fairway Management