

**THE LAKES OF EMERALD HILLS, INC.
ANNUAL BUDGET AND BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 12, 2025**

Call to order:

By: Tom Jahnes
Time: 6:33PM
Location: Via zoom and at Management office

Determination of Quorum:

Board members present:

Tom Jahnes
Brian Koch
Susanne Brown
Shari Berger
Sylvie Hotchkiss
Kevin Feig
Rhonda Tescher

Representing Miami Management Inc - Mindy Lisa, CAM

Confirmation of proper meeting notice:

Notice was sent to each member at the last known address at least 14 days before the meeting and posted on the property at least 48 hours prior to the meeting, as required by Florida Statutes.

Treasurer's report – presented by Brian Koch

- Cash on hand as of September 30th is approximately \$160,000
- Proposed budget for 2026 -comparison of 2025 expenses versus 2026 anticipated expenses
- Explanation of increases and adjustments in some of the line items (landscaping section)

President's report – presented by Tom Jahnes

Update on Lake

- Project is almost "shovel ready"
- Tripp Scott is the law firm lobbying for the association
- Waiting to see if the State matches the City of Hollywood funding the project
- Need to secure easements to bore underground

Motion to minutes of the March 11, 2025 Board of Directors meeting

Motion: Tom Jahnes
Second: Susanne Brown
Carried: Unanimously

Motion to minutes October 14, 2025 Budget workshop

Motion: Tom Jahnes
Second: Sylvie Hotchkiss
Carried: Unanimously

Motion to approve proposal presented by One Touch to install an additional camera at the entrance - \$9750. Proposal includes the installation of the camera with a pole, monthly troubleshooting service and unlimited 5G data

Motion: Susanne Brown
Second: Shari Berger
Carried: Unanimously

Motion to approve proposal presented by MBI electric to rewire the circuits to 9 light fixtures in two medians, replace the 9 light fixtures with LED fixtures on photocells and install conduit boxes for the new camera- \$1950

Motion: Shari Berger
Second: Susanne Brown
Carried: Unanimously

Motion to approve proposal presented by Flock Security to install an additional LPR in the entrance median to detect license plates of the vehicles exiting the community. LPR cost is \$3150 and the annual monitoring will be \$2500.

Motion: Susanne Brown
Second: Sylvie Hotchkiss
Carried: Unanimously

OPEN FORUM

Resident reported on an unfortunate incident that happened at his home with his son and the COH police – Board will look into communicating with the COH regarding how to avoid this type of situation in the future with residents that have special needs
Concerns were raised regarding safety issues at the entrance. New lines and striping are needed and maybe some STOP signs with lights for better visibility. Kevin Feig will be part of the advocacy team that represents the community to see how the association can work with the COH to address the concerns and issues

The meeting was adjourned at 7:50 PM Tom Jahnes

I hereby certify that the minutes of the November 12, 2025 Annual Budget and Board of Directors Meeting have been approved



Signature

W. Thomas Jahnes 2/19/26

Print name and title