

**THE LAKES OF EMERALD HILLS, INC.**  
**ANNUAL MEMBERSHIP MEETING AND ORGANIZATIONAL & BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**MARCH 17, 2025**

**ANNUAL MEETING OF THE MEMBERSHIP**

Check in of the homeowners began at 5:30PM

The homeowner registration was closed, and the meeting was called to order at 7:47 PM.

The association's attorney, Shari Garret was present.

Miami Management was represented by Mindy Lisa, CAM

It was announced that quorum of membership had been established with 111 homes represented either in person or by validated proxies and that an election would take place.

There were no committee reports provided.

Brian Koch, the association's Treasurer, provided a brief review of the association's finances and current financial position.

Tom Jahnes, the association's President, provided information and updates regarding the lake flooding and the communities ongoing efforts to coordinate a resolution with the City of Hollywood.

The names of the candidates that submitted their intent forms were posted on a Board at the front of the room. Nominations were also taken from the floor.. Each candidate was given 3 minutes to address the homeowners before the vote began.

Shari Garrett, the association's attorney, gave the homeowners present instructions on how to vote for the candidates on their ballots and then the voting began.

Shari Garrett went through the room and collected the ballots from the homeowners as they finished voting.

Two volunteers were selected to tally the votes, Carl Bober and Peter Bober.

**The candidates on the ballot are:**

- Natalie Aballi
- Shari Berger
- Susanne Brown
- Kevin Feig
- Shneior Harel
- Sylvie Hotchkiss
- Tom Jahnes
- Brian Koch
- Zisa Levin
- Erica Rutner
- Eli Tak Tuk
- Rhonda Tesher

After the ballots were tallied it was announced that the seven candidates elected are:

Tom Jahnes – 111 votes  
Sylvie Hotchkiss – 82 votes  
Susanne Brown – 78 votes  
Brian Koch – 77 votes  
Shari Berger – 71 votes  
Rhonda Teshler – 70 votes  
Kevin Feig – 58 votes

**Motion to adjourn the Annual Membership meeting at 9:08PM**

MOTION – Tom Jahnes  
SECOND- Brian Koch  
CARRIED - Unanimously

**ORGANIZATIONAL AND BOARD OF DIRECTORS MEETING**

The meeting was called to order at 9:09PM

Board members present were

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

Miami Management was represented by Mindy Lisa, CAM

Shari Garrett, the association's attorney, was present.

**Motion to appoint Tom Jahnes as President, with no other nominations.**

**Tom Jahnes accepted the nomination**

MOVED: Brian Koch  
SECOND: Susanne Brown  
CARRIED: Unanimously

**Motion to appoint Sylvie Hotchkiss as Vice - President, with no other nominations**

**Sylvie Hotchkiss accepted the nomination**

MOVED: Brian Koch  
SECOND: Tom Jahnes  
CARRIED: Unanimously

**Motion to appoint Susanne Brown as Secretary, with no other nominations**

**Susanne Brown accepted the nomination**

MOVED: Tom Jahnes  
SECOND: Brian Koch  
CARRIED: Unanimously

**Motion to appoint Brian Koch as Treasurer, with no other nominations**

**Brian Koch accepted the nomination**

MOVED: Susanne Brown

SECOND: Kevin Feig

CARRIED: Unanimously

**Shari Berger, Kevin Feig and Rhonda Tesher will serve as Directors.**

**Motion to have the bank signatories remain the same**

MOTION: Tom Jahnes

SECOND : Brian Koch

CARRIED: Unanimously

**Motion to adjourn at 9:16PM**

MOVED: Shari Berger

SECOND: Kevin Feig

CARRIED: Unanimously

The minutes of the March 17, 2025 Annual membership meeting and Organizational/Board of Directors meeting are approved as presented

Feb 19, 2026

DATE



SIGNATURE OF BOARD MEMBER