Emerald Green Condominium Association

Annual Member Meeting
November 16, 2025 – Lincoln Center Room 202

Quorum Owners of 18 units are present including proxy. There is no quorum. People present will make a decision. Then we'll email to the rest of owners. If no response in 10 days, they'll be considered to have approved the decision of people attending in person or by proxy. Disclaimer: Due to Tom H. stopping business due to not having a quorum, even though this process was discussed at the beginning of the meeting does not apply at this time.

Insurance Premium Jump: Insurance agent Eric Zauner is present during our annual meeting and explained starting 2:05 pm that our insurance premium is increased by 34%, which is a national issue, due to disasters in California, Florida, Texas, North Carolina. No competition in the insurance industry for our kind of building of over 25 years old, with fire hazard in one unit potentially spreading into the entire building. Our coverage sounds like for about $13 million.

Call to order: Scott motioned, Tom second, meeting formally started at 2:53 p.m.

Approval of the 2024 annual meeting minutes: Tom motioned, Mike second, all approved.

Review of 2025 Financial Report Paul explained major expenses that have increased significantly. Our November and December expenses will have to be paid by reserve fund. Maintenance of regular expenses will be going up, which doesn't include planning of vinal, repainting, potholes, paving of parking lot or roof repair.

Presentation of approved 2026 Budget Tom H. Stopped the vote on the budget with objection based on bylaws that he quoted claiming we as an association are not legally able to do business. (at this time the budget was not approved). A separate meeting is planned.

Meeting Quorum attendance: Paul will contact legal attorney how to motivate unit owners to attend annual meetings and or thru proxy and or thru electronic attendance. Suggestions include meeting at 1680 basement, rebate for those who attend, changing by-laws, approval thru silence to email communication.

New Business

1. Capital improvement: External repair and painting, or change to vinyl siding. Changing to vinal is estimated to cost around $150k in total.
2. Dryer vent can be checked. Let Maintenance know if not drying clothes.
3. Grills need to used according to Association by-laws. No grills are allowed on 2nd floor. No charcoal grill is allowed.

Adjournment
Mike motioned Scott seconded to adjourn the meeting. The meeting was adjourned at 3:46 pm

Respectfully submitted, Sean Sun

Secretary