

A short history of Emerald Bay Homeowners Association

Emerald Bay Homeowners Association was issued a charter on January 22, 2007. The initial Board of Directors was comprised of Karl J. Kinkead, Robert Kirn, Jay Prestwood, Glenn Crouse, and Jerry Dempsey. Officers elected by the initial Board were Chairman/President Karl Kinkead, Vice-president Jay Prestwood, and Secretary/Treasurer Jerry Dempsey. At some point that first year, Arlene DeVita (Brooke Stone), Alan Adams (Patten Place), and John Addison (Emerald Lake) were added to the Board.

The first Annual meeting of the Association was held on December 4, 2007. Directors elected:

- John Addison (to serve 2008) for Emerald Lake
- Jerry Dempsey (to serve 2008) for Emerald Pointe
- Arlene DeVita (to serve 2008) for Brooke Stone
- Larry Bond (to serve 2008-2009) for Patten Place
- Dave Fairchild (to serve 2008-2009) for Emerald Bay

Officers for 2008 were elected on February 17, 2008: Chairman/President Arlene DeVita, Vice-president Dave Fairchild, and Treasurer Jerry Dempsey. Cyndie Rogers became Secretary on March 28, 2008.

Note: David Allis replaced Larry Bond as Director from Patten Place on June 25, 2008.

The second Annual meeting of the Association was held on January 31, 2009. Directors elected:

- Dacia Burkett (to serve 2009-2010) for Emerald Lake
- Jerry Corbin (to serve 2009-2010) for Emerald Pointe
- Barry Dale (to serve 2009-2010) for Brooke Stone
- Dave Fairchild continued to serve for 2009, for Emerald Bay
- Dave Allis continued to serve for 2009, for Patten Place

Officers for 2009 were elected on the same day: Chairman/President Dave Fairchild, Vice-president Jerry Corbin, Secretary Cyndie Rogers, and Treasurer Dacia Burkett.

The third Annual Meeting of the Association was held on February 27, 2010. Directors elected:

- David Storey (to serve 2010-2011) for Emerald Bay
- Dave Allis (to serve 2010-2011) for Patten Place (second term)

Officers for 2010 were elected on March 2, 2010: Chairman/President Barry Dale, Vice-president Jerry Corbin, Secretary Ron Kohlin, and Treasurer Dacia Burkett.

The fourth Annual Meeting of the Association was held on February 5, 2011. Directors elected:

- Michelle O'Neill (to serve 2011-2012) for Brooke Stone
- Ray Joyner (to serve 2011-2012) for Emerald Lake
- Roger Smith (to serve 2011-2012) for Emerald Pointe
- Tony Cameron (to serve unexpired term, 2011) for Emerald Bay

Officers for 2011 were elected on February 17, 2011: Chairman/President Roger Smith, Vice-president Tony Cameron, Secretary Ron Kohlin, and Treasurer Michelle O'Neill.

The fifth Annual Meeting of the Association was held on February 4, 2012. Directors elected:

- Eileen Barnes (to serve 2012-2013) for Emerald Bay
- Brian Dungan (to serve 2012-2013) for Patten Place
- Hal Cooling (to serve unexpired term, 2013) for Brooke Stone

Officers for 2012 were elected on February 6, 2012: Chairman/President Roger Smith, Vice-president Brian Dungan, Secretary Ron Kohlin, and Treasurer Andy Coradini.

Note: Brian Dungan resigned as Director for Patten Place on December 14, 2012. Mike Nabors was elected by the Board to fill his unexpired term on January 14, 2013.

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Note: Hal Cooling resigned as Director for Brooke Stone on August 30, 2013. Jim Campbell was elected by the Board to fill his unexpired term on September 29, 2013.

The sixth Annual Meeting of the Association was held on February 2, 2013. Directors elected:

- Jim Garrett (to serve 2013-2014) for Emerald Pointe
- Andy Coradini (to serve 2013-2014) for Emerald Lake
- Brian O'Neill (to serve 2013-2014) for Brooke Stone

Officers for 2013 were elected on the same day: Chairman/President Eileen Barnes, Vice-president Mike Nabors, Secretary Ron Kohlin, and Treasurer Andy Coradini.

Note: Brian Dungan resigned in December 2012 and was replaced with Mike Nabors.

The seventh Annual Meeting of the Association was held on February 8, 2014. Directors elected:

- Phillip Evans (to serve 2014-2015) for Emerald Bay
- Mike Nabors (to serve 2014-2015) for Patten Place

Officers for 2014 were elected on the same day: Chairman/President Brian O'Neill, Vice-president Mike Nabors, Secretary Ron Kohlin, Treasurer Andy Coradini.

Note: On May 21, 2014, Brian O'Neill resigned from the Board. On May 29, Ron Kohlin was elected Director from Brooke Stone to fill Mr. O'Neill's unexpired term and Jim Garrett was elected Chairman/President.

Note: On June 3, 2014, Andy Coradini resigned from the Board. On June 5, 2014, Dacia Burkett was elected Director from Emerald Lake to fill Mr. Coradini's unexpired term and Christina Garrett was elected provisional Treasurer.

The eighth Annual Meeting of the Association was held on February 7, 2015. Directors elected:

- Jim Garrett (to serve 2015-2016) for Emerald Pointe
- Dacia Burkett (to serve 2015-2016) for Emerald Lake
- Joe Giles (to serve 2015-2016) for Brooke Stone

Officers for 2015 were elected on the same day: Chairman/President Jim Garrett, Vice-president Mike Nabors, Secretary Ron Kohlin, and Treasurer Pamela Evans.

The ninth Annual Meeting of the Association was held on February 13, 2016. Directors elected:

- Monika Prestwood (to serve 2016-2017) for Emerald Bay
- Cliff Gould (to serve 2016-2017) for Patten Place

Officers for 2016 were elected on the same day: Chairman/President Jim Garrett, Vice-president Joe Giles, Secretary Ron Kohlin, and Treasurer Pamela Evans.

Note: Cliff Gould resigned as Director for Patten Place on October 17, 2016. Chester Black was elected by the Board to replace him on November 14, 2016.

The tenth Annual Meeting of the Association was held on February 18, 2017. Directors elected:

- Mitch Mead (to serve 2017-2018) for Emerald Pointe
- Kyle Neisen (to serve 2017-2018) for Brooke Stone
- John Sabados (to serve 2017-2018) for Emerald Lake
- Chester Black was elected by the Association to continue through 2017 for Patten Place

Officers for 2017 were elected on the same day: Chairman/President Mitch Mead, Vice-president Kyle Neisen, Secretary Ron Kohlin, and Treasurer Lori Storey.

Note: John Sabados resigned as Director for Emerald Lake on November 13, 2017. Ray Joyner was elected by the Board to replace him on November 20, 2017.

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Note: Chester Black resigned as Director for Patten Place as of November 16, 2017. Deborah Bowman was elected by the Board to replace him on December 18, 2017.

The eleventh Annual Meeting of the Association was held on February 3, 2018. Directors elected:

- Ray Joyner to fill unexpired term through 2018 for Emerald Lake
- Deborah Bowman (to serve 2018-2019) for Patten Place
- Lisa Moon (to serve 2018-2019) for Emerald Lake

Officers for 2018 were elected on the same day: Chairman/President Mitch Mead, Vice-president Kyle Neisen, Secretary Ron Kohlin, and Treasurer Lori Storey.

The twelfth Annual Meeting of the Association was held on February 2, 2019. Directors elected:

- Ron Rogers (to serve 2019-2020) for Emerald Pointe
- Rick Harris (to serve 2019-2020) for Brooke Stone
- Richard Rudez (to serve 2019-2020) for Emerald Lake

Officers for 2019 were elected on the same day: Chairman/President Richard Rudez, Vice-president Ron Rogers, Secretary Ron Kohlin, and Treasurer Lori Storey.

The thirteenth Annual Meeting of the Association was held on February 1, 2020. Directors elected:

- Jason Lloyd (to serve 2020-2021) for Emerald Bay
- Mike Nabors (to serve 2020-2021) for Patten Place

Officers for 2020 were elected on the same day: Chairman/President Richard Rudez, Vice-president Ron Rogers, Secretary Ron Kohlin, and Treasurer Karen Rogers.

Because of continuing restrictions due to the COVID-19 pandemic, the fourteenth Annual Meeting of the Association was not held on February 6, 2021 as originally scheduled. Instead, all required information was made available to the membership via email, and an email vote was taken to elect Directors who will serve for the next term of office. Directors elected:

- Ron Rogers (to serve 2021-2022) for Emerald Pointe
- Doug Jones (to serve 2021-2022) for Brooke Stone
- Richard Rudez (to serve 2021-2022) for Emerald Lake

Officers for 2021 were elected on the following day: Chairman/President Richard Rudez, Vice-president Ron Rogers, Secretary Ron Kohlin, and Treasurer Karen Rogers.

Covenants and Restrictions for Emerald Lake registered on June 11, 1998

Amended Covenants and Restrictions for Emerald Bay registered on January 11, 1999

Covenants and Restrictions for Patten Place registered on April 10, 2002

Amended Covenants and Restrictions for Brooke Stone registered on April 10, 2002

Amended Covenants and Restrictions for Emerald Pointe registered on June 20, 2002

Amendment Includes Emerald Bay, Emerald Lake, and Patten Place

Transfer of Common Properties Agreement was executed on January 19, 2007.

Emerald Bay Homeowners Association was issued a charter on January 22, 2007.

Bylaws for Emerald Bay Homeowners Association were incorporated on May 25, 2007.

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Amendment to Covenants and Restrictions for the five subdivisions regarding the Grievance Procedure were registered and made effective on November 8, 2007

Amendment to Bylaws regarding makeup of the Board of Directors was registered on November 11, 2008.

Presidents of Emerald Bay Homeowners Association:

- Karl Kinkead, 2007
- Arlene DeVita, 2008
- Dave Fairchild, 2009
- Barry Dale, 2010
- Roger Smith, 2011-2012
- Eileen Barnes, 2013
- Brian O'Neill, 2014 (resigned May 21, 2014)
- Jim Garrett, May 29, 2014-2016
- Mitch Mead, 2017-2018
- Richard Rudez, 2019-2021

Secretaries of Emerald Bay Homeowners Association:

- Jerry Dempsey, 2007-March 2008
- Cyndie Rogers, March 2008-February 2010
- Ron Kohlin, March 2010-2021

Treasurers of Emerald Bay Homeowners Association:

- Jerry Dempsey, 2007-2008
- Dacia Burkett, 2009-2010
- Michelle O'Neill, 2011
- Andy Coradini, 2012-14 (resigned June 3, 2014)
- Christina Garrett, 2014 (provisional from June 5, 2014)
- Pamela Evans, 2015-2016
- Lori Storey, 2017-2019
- Karen Rogers, 2020-2021

Representatives from Emerald Pointe:

- Karl Kinkead, 2007
- Robert Kirn, 2007
- Glenn Crouse, 2007
- Jerry Dempsey, 2007-2008
- Jerry Corbin, 2009-2010
- Roger Smith, 2011-2012
- Jim Garrett, 2013-2014, 2015-2016
- Mitch Mead, 2017-2018
- Ron Rogers, 2019-2022

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Representatives from Emerald Lake:

- John Addison, 2007-2008
- Dacia Burkett, 2009-2010
- Ray Joyner, 2011-2012
- Andy Coradini, 2013-2014 (resigned June 3, 2014)
- Dacia Burkett, from June 5, 2014; 2015-2016
- John Sabados, 2017-2018 (resigned November 13, 2017)
- Ray Joyner, from November 20, 2017-2018
- Richard Rudez, 2019-2022

Representatives from Brooke Stone:

- Arlene DeVita, 2007-2008
- Barry Dale, 2009-2010
- Michelle O'Neill, 2011-2012 (resigned effective February 4, 2012)
- Hal Cooling, from February 4, 2012 (resigned August 30, 2012)
- Jim Campbell, from September 29, 2012
- Brian O'Neill, 2013-2014 (resigned May 21, 2014)
- Ron Kohlin, from May 29, 2014
- Joe Giles, 2015-2016
- Kyle Neisen, 2017-2018
- Rick Harris, 2019-2020
- Doug Jones, 2021-2022

Representatives from Emerald Bay:

- Dave Fairchild, 2008-2009
- Dave Storey, 2010-2011 (resigned December 2010)
- Tony Cameron, 2011
- Eileen Barnes, 2012-2013
- Philip Evans, 2014-2015
- Monika Prestwood, 2016-2017
- Lisa Moon, 2018-2019
- Jason Lloyd, 2020-2021

Representatives from Patten Place:

- Alan Adams, 2007
- Jay Prestwood, 2007
- Larry Bond, 2008-2009 (resigned in June 2008)
- David Allis, July 2008-2009, 2010-2011
- Brian Dungan, 2012-2013 (resigned December 14, 2012)
- Mike Nabors, from January 14, 2013, 2014-2015
- Cliff Gould, 2016-2017 (resigned October 17, 2016)
- Chester Black, November 14, 2016-2017 (resigned November 16, 2017)
- Deborah Bowman, from December 18, 2017, 2018-2019
- Mike Nabors, 2020-2021

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Homeowner Assessments/Dues:

The first Board of Directors of the Emerald Bay Homeowners Association was appointed by developer George Luttrell in early 2007 when the association was formed. Until that time, Mr. Luttrell assessed dues and collected the funds that were used by his company to take care of maintenance within the community. After the formation of EBHOA, volunteer Members of the Association handled all maintenance with guidance by members of the Board of Directors.

Dues in 2007, assessed and collected by developer George Luttrell, were \$700.

Dues from 2008 going forward to the present time were assessed, collected and expended by volunteer members of the community in accordance with the Bylaws and Covenants of EBHOA.

2008 - \$650; 2009 - \$550; 2010 - \$575; 2011 - \$575; 2012 - \$575; 2013 - \$575; 2014 - \$500; 2015 - \$500; 2016 - \$500; 2017 - \$500; 2018 - \$500; 2019 - \$500; 2020 - \$500; and 2021 - \$500.