Minutes

Emerald Plantation Master Association, Inc.

Annual Meeting, May 16, 2015

President Victor Wilson called the meeting to order at 9:00 a.m. and introduced the current Board Members: Charles Marston, Ed Cox, Neil Robinson, Anne-Marie McDonald and

Al Smith.

Sandy Helms, Secretary, called the roll. President Victor Wilson certified there was a quorum present including proxies.

Sandy Helms read the minutes from the 2014 Annual Meeting. The minutes were approved as read.

Charles Marston, Treasurer, reviewed last year’s financial statement which was sent to each member prior to the meeting as well as the 2016 budget. He reported an annual budget of $108,100, with fixed expenses of $60,000 (insurance, landscaping, accountant and electricity). We have $27,331.87 in checking excluding the $22,890 to be deposited into our reserve account. The budget allows spending $10,000 of that $27,331.87.

An Audit Committee will be formed consisting of some Board members and two non-Board members. A date will be set as soon as possible.

President Wilson addressed the Budget and called for approval. The motion was seconded and approved.

COMMITTEE REPORTS:

Architectural Control Committee: Gil Lowery reported that several houses have been repainted this year, one situation regarding a fence has been addressed but not resolved. Victor Wilson reminded everyone to contact this committee regarding repainting or other architectural issues.

Pool and Tennis Court

Tennis Courts: There are cracks on the Tennis Courts that need to be repaired. Four years ago the Tennis Courts were resurfaced but due to bad weather there are now new cracks that need repairing. After much discussion it was suggested for consideration that rather than spending $9,000 for resurfacing, we look at annual repairs.

Pool: A lot of maintenance has been done around the pool, the pool deck has been pressure washed, painted, leaks have been repaired in the pool pump house and hopefully the pool will be opened by Memorial Day weekend. ­­­­15 new deck chairs have been purchased. Next year the pool will probably have to be painted. Angie Staebler addressed a need for cigarette butts disposal containers to be placed around the pool. She will take the initiative to get the proper containers. She also addressed the responsibilities of keeping the bathrooms at the pool cleaned. Gene Cole will be the new Contract Administrator and will address any future issues.

Club House, Lighting and Roads: Ed Cox reported that a new air conditioner and handler has been purchased for the Club House to be installed next week. Also, repairs have to be made to the chimney but contractor cannot get the work done until the middle of next month. He also reported that two additional lights will be installed at the pool to satisfy safety concerns. One large pot-hole in the street entering the Townhouse driveway has been filled. A machine has been purchased to restripe the parking areas at the Townhouses. This has not been completed due to the rainy weather, but anticipate having this completed next week. Neil Robinson, Gene Cole and Anne-Marie McDonald will take care of this item.

Dock Master: Gene Cole reported that the deck boards on the pier have been replaced, trees have been cut down and underbrush cleared, boat storage area has been cleaned, trees trimmed and he is in the process of assigning new boat parking areas because some of the boats are too large for the present plan. Victor thanked everyone who worked on this project last year and for all their hard work, the pier looks great. There was a discussion on the boat launching drop-off. There is a sign denoting the drop-off. Gene Cole will see if there is anything further that can be done.

Gate House: Blinds to cover all the windows in the Gate House have been purchased and installed.

Landscaping: Neil Robinson reported that considerable work has been done in the community this year. The berm in front of the Townhouses, old plants were removed and new Leyland Cypress trees were planted. Area around the trash container at the Townhouses has been cleaned up and new plants have been planted but additional plants will be planted soon. The berm, located in front of the landfill for the septic systems, needed major repair since the berm is all sand and the plants/trees did not get sufficient water. The old plants were removed, some additional plants/trees were planted in front of the berm and an irrigation system was installed.

Playground Equipment: April Carpenter reported that there are many children in our neighborhood who use the playground equipment. This equipment is 16 years old and in bad need of repair, etc. It was determined that this item needs to be put on the Planning Committee agenda and the Board asked April to serve on the Committee and help review and give recommendations to the Board.

Social Committee: Sandy Helms reported that the Board has purchased a new grill that will be used for future cookouts. A social is planned for Memorial Day weekend, Sunday, May 24th at 5:00 P.M. Future socials will be planned throughout the year to take advantage of the beautiful club house and facilities we have the pleasure of using.

Election of New Directors: Kevin Hanraity, April Carpenter, Anne-Marie McDonald and Gene Cole were nominated to fill the two vacancies. With the proxies and election taken at the meeting, Anne-Marie McDonald and Gene Cole were elected to serve as Board Directors for the 2015-2016 year.

Old Business: Bulk Head in front of the Townhouses was discussed. Victor Wilson reported that the Bulk Head is structurally not a safety issue. Much discussion followed it was determined that the Townhouse Association will form a committee to address the issue and give the Board a proposal. Gene Cole will coordinate with the Townhouses.

Web Site: Anne-Marie McDonald reported that the web site is up and Bruce Hedren is working with her to get everything up-to-date. By Laws and Rules and Regulations will be reviewed to be sure everything is in order. Web site: [www.emeraldplantation.org](http://www.emeraldplantation.org).

Pool Passes: Pool passes are free, check with Tom Ross.

Community Watch Program: Al Smith advised that a Neighborhood Watch Program has been implemented (handouts pertaining to this program were distributed).

New Business:

Al Smith reported that a Planning Committee will be meeting very soon to look at all the items brought up to the Board and Kevin Hanrity and April Carpenter were asked to join this committee.

Fences in the community. It is stated in the ByLaws that no fence will be allowed. Much discussion followed and it was decided that the ByLaws will be reviewed by the Board as well as the Planning Committee and further recommendations will be addressed by the Board.

Neil Robinson will be leaving the Board and Al Smith recognized that Neil has served on the Board for 25 years and that his dedication and service to our community is most appreciated.

No further business, the meeting was adjourned.

Respectfully submitted,

Sandy Helms, Secretary