**Minutes**

**Emerald Plantation Master Association, Inc.**

**Annual Meeting, Saturday, May 20, 2017**

President Dave Chenoweth called the meeting to order at 10:00 a.m. and asked each Board Member to be introduced, Al Smith, Anne Marie McDonald, John Ramos, Joe Poole, Kevin Hanratty and Secretary, Sandy Helms.

Kevin Hanratty, Vice President, certified there was a quorum present.

Minutes from the May 28, 2016 Annual Meeting were approved.

Al Smith gave the following Treasurer’s report:

In reserve account $142,000

In Checking account $ 11,000

In reserve account each month $ 1,635

Budget for 2017/18 was sent out with the Board Meeting mailing. Motion was made and seconded to approve the Budget for 2017/18. Budget was approved by the membership.

President, Dave Chenoweth explained that Al Smith will be rotating off the Board this year. Al has served this Board for many years and as Treasurer for the past year. On behalf of the EP Master Association, Dave thanked Al for his service over the years and also thanked Al for agreeing to help train the new incoming Treasurer.

Dan Allen and Tom Noble were elected as new Board Members.

**Old Business:**

Fence: Myrtle Palmer reported that as of January 2017 new guidelines were approved by the Board for installing fences in the Emerald Plantation Community. These guidelines are in the January 17, 2017 minutes that are posted on the Emerald Plantation website, [www.emeraldplantation.org](http://www.emeraldplantation.org). She also gave her telephone number and advised she will be available to meet with anyone concerning the subject of fences or other architectural concerns, changing paint, roofing, etc.

Kevin Hanratty reported that as discussed at the Annual Meeting 2016, a Kayak boat ramp has been investigated and $3,000 has been designated in the 2017/2018 Budget to install a Kayak Boat Ramp. Tom and Dixie Noble have agreed to take over this project.

Kevin Hanratty addressed the Bulkhead. At the 2016 Annual Meeting the Bulkhead was an item of discussion. It was proposed that the Townhouse Association would define and bring to the Master Association suggestions for whether or not anything needed to be done to replace the Bulkhead. As reported in the 2016 Minutes, according to an engineering study, no safety issues exist that would adversely affect the foundations of the Townhouses. Kevin reported the Townhouse Association has not addressed the Bulkhead with the Master Association so no additional information or action is needed at this time.

President Dave Chenoweth gave an update on the status of efforts to clean up the Canal. Earlier this year, the Town of Emerald Isle sent a proposal to the North Carolina Division of Water Quality Resources requesting a grant to help with the cleanup. Frank Rush, EI Town Manager advised Dave in early May that the Town has been awarded a $50,000 grant. The State of North Carolina will pay $25,000 toward the cleanup with the remaining $25,000 to be paid by the Town of EI and the four communities (including Emerald Plantation) that reside along a 1.1 mile stretch of the canal – from Forest Hills to Old Ferry Road. Dave will represent EPMA at a financial allocations meeting from each constituency. Dave said he expects EPMA’s grant contribution to be around three to four thousand dollars. He also mentioned the likelihood that this initial grant would be followed up, probably in 2018, with a subsequent grant application to clean up the remaining 1.1 mile stretch of the canal from Old Ferry Road to Archer’s Creek.

**New Business:** Dave reported that A State of Community Report, documenting work that has been completed in our community this past year by members of the Board and volunteers from the community, will be mailed with the next Quarterly Dues Statement. This report gives the amount of hours for electrical, construction, technical, etc. services donated that has saved our community more than thirty ((30) thousand dollars in labor.

Boat Storage area was brought up for discussion. Evans Stout, a new resident, agreed to be the new Boat Storage contact person.

Unattended pets: It was brought to the attention of the Board that unattended pets are getting to be a problem. There is a lease law in the Town of Emerald Isle and we have signs posted throughout the community “If They Poop, You Scoop” but it appears that we have residents who do not abide by this rule. It was suggested that if you see a dog running without a lease and unattended, call 911.

Anne Marie McDonald discussed the Pool Rules and Passes. Everyone will be asked to show their pool passes. You may obtain a pool pass for $5.00 from Anne Marie. Rules regarding the pool are posted by the pool. She also stated that no glass bottles or containers are allowed inside the pool fence.

There being no further business the meeting was adjourned.

May 20, 2017

The Board reconvened for further business:

President Chenoweth stated we need to elect a Treasurer to replace Al Smith who is leaving the Board. Dixie Nobel was nominated and approved to be the Treasurer.

Other positions were delegated:

President, Dave Chenoweth

Vice President, Kevin Hanratty

Board Member - At Large, Anne-Marie McDonald

Board Member - At Large, Dan Allen

Board Member - At Large, Joe Poole

Board Member - At Large, Tom Noble

Non-Board Member - Treasurer , Dixie Noble

Non-Board Member - Secretary, Sandy Helms

Other Contacts: as of May 20, 2017

Landscaping – Dave Chenoweth

Dock Masters – Kevin Hanratty, Joe Poole and John Ramos

Boat Storage – Evans Stout

Gatehouse – Joe Poole

Lights/Signs/Clubhouse – Kevin Hanratty

Pool – Anne-Marie McDonald

Architectural Control Committee – Myrtle Palmer

Clubhouse Reservations – Anne-Marie McDonald

Social Committee Chair – Sandy Helms

Website Coordinator – Bruce Hedreen

Tennis Courts – John Ramos

Planning Committee Coordinator – Dave Chenoweth

Neighborhood Watch Coordinators – Robert Helms, Anne-Marie McDonald and Kevin Hanratty