**Minutes**

**Emerald Plantation Master Association, Inc.**

**Annual Meeting, Saturday, May 5, 2018**

President Dave Chenoweth called the meeting to order at 10:00 a.m. and introduced the Board Members: Anne Marie McDonald, Joe Poole, Dan Allen, Tom Noble, Dixie Noble, Treasurer, Secretary, Sandy Helms.

Dixie Noble, Treasurer, certified there was a quorum present.

Minutes from the May 20, 2017 Annual Meeting were approved.

Dixie Noble gave the following Treasurer’s report:

In reserve account $116,196.25

In Checking account $ 14,874.74

Dues Outstanding > 90 days $ l,798.06

Budget for 2018/2019 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.

**Architectural Control:** Myrtle Palmer reported several houses have been repainted, several roofs have been replaced and several lots were cleaned up.

**Club House, Pool and Tennis Courts:** Major restoration is almost completed on 3,000 square feet of decking on the Club House. Sanding and staining, weather permitting, will soon be done.

Dave acknowledged Anne Marie’s dedication and hard work over the years as the pool manager. Her determination to keep the pool cleaned and properly supervised has been outstanding. Pool hours are from 7:00 AM until Dusk. Anne Marie acknowledged and thanked Dean Whitley for putting down the umbrellas every night. Al Smith encouraged members to not hesitate to call 911 if outsiders or residents are not abiding by the rules set for the pool. We have a Neighborhood Watch committee and the Police are very aware of our community and our desire to maintain a respectful community.

**Dock Master and Boat Storage:** Evans Stout is the person in charge of Boat Storage. She recently completed a visual inspection and has a list of unauthorized trailers and boats that are being investigated. She has stickers for the trailers and if you need any help, please call.

**Gate House and Gate:** Joe Poole gave a report on the new gate. The new gate won’t affect the new gate code. Changes to the code will be done after Memorial Day. He explained the proper use of the gates and button for the outer gate for strollers, bicycles, golf carts, etc. With the new gate and the new code we are expecting a higher level of security for our residents. Dave acknowledged Joe as our “Super Star” his technical expertise and connections to pull off this new gate are outstanding. He also acknowledged Myrtle Palmer’s expertise in helping Joe with the research.

**Landscaping:** Dave reported that our Landscaping Contractor has done a great job keeping the community in tip top shape, our community has never looked better.

**Lighting:** Tom Noble has been working to repair lights throughout the community. There are three lights out in the Townhouse parking area and we will need professionals to trace the lines and do the repair.

**Roads:** Our roads are in good shape for a 30 year old property. In approximately 8 years we will need to resurface. In the past year we had several areas patched and Performance Stripping came in recently and repainted median stripe on the private road and the speed bumps.

**Old Business: Bulkhead –** Over the last year and a half Dave has been working with Coastal Federation regarding grants, etc. to improve the asthetics of the canal. After much investigation pertaining to the EP Bulk Head, the Board approved a complete renovation of the Bulk Head which includes digging out/behind the entire wall, replacing the filter fabric, installing new posts with deadmen extending 12’ into yard, inspecting all pole and replacing ones that need it and replacing and reconnecting caps. An independent structural engineer was consulted and asked to review the scope of B & P Services, Cedar Point, NC (highly recommended by Frank Rush, Emerald Isle Town Manager), as well as making an actual visual inspection of the bulkhead. The engineer concurred with the scope of the proposed services. After the renovation is completed, 1 – 3 aerating fountains with lights will be installed to move the water and present a pleasant view. Joe Poole praised Dave for all the hours he has put in to see that this project is handled correctly.

**New Sign:** Two LED lights have been installed to light the sign at the entrance to the shopping center. Ace Hardware recognizes their part of our community and agreed to have the lights connected to their electricity. Dave acknowledged their generosity in paying for the electricity.

**Boat Ramp:** Charles Marston has maintained and cleaned the boat ramp for the past year. There was discussion as to several boards may need to be replaced. This will be investigated and action will be taken as needed.

**Rentals:** Al Smith brought up whether or not Emerald Plantation will permit daily, monthly, etc. rentals. He put into motion that perhaps we need to change the Bylaws and asked that the Board look into and make a proposal not allowing short-term rentals.

**Curb Appeal:** Maintaining vacant lots was an area of discussion. The Board will work with the Landscaping Contractor to develop a plan to maintain vacant lots and improve the curb appeal. It was also suggested that garbage cans be put inside the garage if at all possible or kept on the side of the house. Storage space for golf carts for the Townhouse residents was also discussed. It was determined that the Townhouse Board take up this project.

**New Business:** New Board Members were announced: Lydia Lewis, Myrtle Palmer and Ron Webb will be our new Board Members.

No further business, meeting was adjourned.