**Minutes**

**Emerald Plantation Master Association, Inc.**

**Annual Meeting**

**Saturday, May 11, 2019**

President Dave Chenoweth called the meeting to order at 10:00 a.m. and each Board member was identified: Ron Webb, Vice President, Lydia Lewis, Dan Allen, Dixie Noble, Treasurer, Tom Noble, Myrtle Palmer and Sandy Helms, Secretary.

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

Minutes from the May 2018 Annual Meeting were approved.

Dixie Noble gave the following Treasurer’s report:

In reserve account $ 69,212.60

In Checking account $ 18,105.62

Dixie gave an account for the money taken from the Reserve to pay for the Hurricane damage. Budget for 2019/2020 was approved.

**Old Business:**

**Architectural Control Committee – ACC**: Myrtle Palmer reviewed the actions from the Architectural Control Committee for this past year. New guidelines were approved by the Board for metal roofs and permeable driveway pavers. She also encouraged everyone to contact her for approval to paint, add an addition, etc.

**Club House:**  President Dave Chenoweth remarked that we were very fortunate that the Club House did not sustain any damage from Hurricane Florence. However, the two air conditioning units are reasonably old – Club House was built in 1984 and we had to have two units repaired recently and hopefully will not have to replace both units this year.

**Pool:** The pool was opened May 4th and will remain open through October 15, 2019. Bluewater will be maintaining the pool on a daily basis during the summer. It was suggested that we invest in buying more umbrellas and possibly a few more chairs. Dan Allen has the pool passes and will distribute as needed. It was emphasized that if you see anyone without a pool pass ask them to please leave and return with their pass. Only residents and their guest (with pool passes) are allowed into the pool area.

**Tennis Courts:** Tom Noble reported that one side of the fence around the Tennis Courts was damaged in the Hurricane. We have another fence by the boat ramp that needs to be replaced and we will also include repairing this fence at the same time. Homeowners were reminded that dogs in the courts are allowed but - **if your dog poops, please clean it up**. The gate will be left unlocked.

**Boat Storage:** President Dave Chenoweth reported that 188,000 pounds of granite stone was poured into the boat storage lot to set a foundation. The boat storage area is now in excellent condition. Special thanks to Evans Stout, Molly Laula and President, Dave Chenoweth for their hard work in completely rebuilding the boat storage area and beautifying the area with a new fence and vegetation.

**Gate:** There are no words to describe the ordeal we have experienced in keeping our new gates open and accessible. Both gates were damaged during Hurricane Florence. A couple months ago a tractor-trailer, delivering materials to the community, damaged the gate. The company responsible has repaired the gate but we are still experiencing a couple minor issues that will be addressed next week.

**Landscaping:** After 20 years of service to our community, Bernie Cleckner Landscaping has retired from doing our landscaping. Sixtos Gomez, Bernie’s former employee, has worked with Bernie for many years and knows our community. He has submitted a contract that is $300.00 a month less than any other landscape contractor we have contacted and received quotes. We have employed Sixtos for the next year.

**Roads & Lighting:** A fire hydrant has been installed across the street from the Club House. It has been determined that the street around Emerald Circle has two major curves and a fire truck could not navigate the circle if any cars were parked in that area; therefore, the street has been painted white approximately 15 feet on each circle and no parking signs will be installed. It was noted that in approximately 8 years we will have to resurface all roads in the community. Also, a speed bump will be installed in front of the Townhouses to keep speed to a minimum. Myrtle Palmer gave a report on lighting. Rick Stepputtis repaired and installed LED lights in all the gray light stands throughout the community with the exception of one area close to the Townhouses that will need additional wiring. A new security light has been installed next to the Tennis Courts.

**Rentals:** At the 2018/2019 Annual Meeting the Board was asked to make a determination whether weekly rentals would be allowed. Only yearly rentals will be allowed in Emerald Plantation.

**New Business:**

**New Board Members:** Dan Allen, Kevin Kimmel and Brenda Payne have been elected as new Board members. Tom Noble will be going off the Board but assured the Homeowners he will continue to volunteer and help wherever needed. The Board meets the third Monday each month at 6:00 PM in the Club House. All Homeowners are invited and encouraged to attend these meetings.

**Boat Slips:** The Board advised the Homeowners that EZ Docks is in the process of getting us a quote to repair and rebuild the lost boat slips as soon as possible. We are optimistic, if the price is right, work will begin immediately.

**Boat Ramp:** The Board advised the Homeowners many contractors, engineers, CAMA representatives, have been interviewed and the final determination is in order to be as cost saving as possible, and to abide by all the CAMA qualifications etc. we must tear down and rebuild the boat ramp in the same footprint. There has been speculation that we could use some of the same pilings, lumber, etc. as in the present boat ramp but after careful inspections the pilings are rotted and not salvageable. Also, the boat ramp is 40 years old and today specifications and guidelines for building a boat ramp are quite different from 40 years ago. The approximate cost to tear down the present boat ramp is $40,000. The approximate cost to rebuild the boat ramp is anywhere from $150,000 to $200,000. If we use concrete it could go as high as $300,000. A survey went out to the Homeowners a couple months ago whether or not to rebuild the boat ramp and the majority of Homeowners responded that for property values the boat ramp should be rebuilt. It was suggested that the Board continue to investigate and also look into getting a loan that would be repaid by raising the monthly dues.

No further business, the meeting was adjourned.