**Minutes**

**Emerald Plantation Master Association, Inc.**

**Annual Meeting, Saturday, November 7, 2020**

President Lydia Lewis called the virtual Annual Meeting to order at 3:00 P.M.via ZOOM. She introduced the Board Members: Myrtle Palmer, Kevin Kimmel, Gil Lowery, Darcel Browning, Secretary, Sandy Helms, visitors, Evans Stout, and Samantha and George Gomez.

Lydia announced we have received sufficient number of Proxy votes to make the meeting official.

Myrtle Palmer certified there was a quorum present.

Minutes from the last Annual Meeting were approved.

Lydia announced that Dixie Noble, Treasurer was unable to attend the meeting due to a death in her family.

**Architectural Control:** Myrtle Palmer reported that we have had a lot of activity in real estate in the community: five townhouses, five homes and two lots have been sold and purchased. Two homes have been built and occupied, one house is under construction and two homes are planned and will start construction soon. She advised that any changes to your home, color of paint, etc. should be approved by the Architectural Committee. She also advised that it is very important that dead trees on your property need to be removed.

**Club House:** Sandy Helms reported that due to Covid 19 and the Governor’s shut down, the Club House has not been used for any functions since last March. The Club House is in good shape – no damage from storms – ready to be used as soon as Governor allows us to be open.

**Pool:**  Lydia reported that the pool closed on October 15th. We had a very good season. There was a group of residents who closed the pool every night (7 days a week) at 7:00 P.M., Darcel Browning, Brenda Payne, Molly Laula, Sandy Helms, Lydia Lewis, Megan and Joey Bowen. Lydia expressed her sincere appreciation for their willingness to help with this daily task.

**Dock Master and Boat Storage:** Evans Stout thanked all boat owners for their cooperation in keeping the boat storage area clean and tidy. We will be looking into having a trash container built in the near future. There are two spaces available. She reminded boat owners to be sure to relock the rope gate when putting your boat in and out of the water. Evans advised the homeowners that we have a very nice Boat Dock that is relatively new – the seats on the Dock have been damaged by people cutting bait on the seats – please use a cutting board and do not ruin this nice area. Recently we have installed a light at the entrance to the Boat Ramp due to people driving to that area at night and parking. Hopefully it will deter this situation in the future.

**Gate and Gate House**: Our gate was hit by a 18 wheeler truck several months ago. We attempted to repair the gate but the J-bolt kept breaking. We finally had to have the company that damaged the gate to reimburse us for a new gate – the new gate has been ordered but due to Covid it will not be delivered until early 2021. We have temporarily repaired the gate and it is now working. A sign has been installed at the entrance to our community warning 18 wheelers not to enter without proper notification so we can have someone meet them and help them through the gate. If the gate is damaged a $5,000 fee will be charged to the trucking company. Several Board members have volunteered to be available to assist and a notice will be given to all homeowners that if they are expecting a big delivery or a moving van, etc. they need to let us know so they can advise the trucking company of our rules.

Myrtle Palmer also advised that for security purposes we are installing a fence at the entrance to Emerald Plantation that will completely stop walking traffic into our area. The fence will be from the entrance on both sides and will extend to the canal on the Shopping Center side. We have had people to park at the Shopping Center and walk into our community – this fence will prevent that in the future. This should be completed by the first of the year.

**Landscaping, Lighting, Tennis Courts:** Gil Lowery reported that we have renewed Sixtos Gomez’s landscaping contract for another year. He has done an outstanding job for our community. Gil also reported that Rick Stepputtis, a homeowner, volunteered and has been very busy this year repairing our lights and working to identify and upgrade our irrigation system. We truly appreciate Rick’s expertise and his willingness to help in these areas. Our Tennis Courts have been used more this summer and seem to be in relatively good condition.

The Committee was questioned concerning the green duckweed in the canal. We are in the process of trying to resolve this situation.

**Committee for Community Involvement**: Kevin Kimmel reported that we have had two work days and mentioned that the drain by the canal on the exit gate side was washing out into the canal – a new drain pipe was installed and has eliminated the problem, new nylon rope has been restrung along the canal, and the deck at the Club House and the children’s playground equipment have been stained. Several months ago it was noticed that the gray light poles around the community were in bad shape at the base of each pole from weed wacking and other damage. Kevin installed blocks of wood around the poles that will keep the wiring dry inside. Sally Kimmel painted and caulked each pole. The Board thanked Kevin and Sally for their dedication and contribution to this project. Kevin mentioned that there is a lot of work that still needs to be done and if the homeowners will come out and help us do the little things we will save a lot of money from having to hire outside help. Windows at our Gate House and the Club House need to be caulked and painted, future work days will soon be designated.

**Boat Ramp:** Lydia reported for Al Smith. The Boat Ramp is being used. Al Smith took on the task of forming a committee, Bruce Paetzold, Brian Carpenter and Roy Staebler. This committee employed Coast2Coast to repair the ramp. The committee has agreed to monitor the condition of the ramp and keep the Board advise

**New Business:** There were three Amendments sent out in the Annual Meeting Board notice and designated to be voted on in the Proxies*: Fences, Metal Roofs and Driveways*: The number of proxies we received have been calculated and all indicated the Amendments were approved. You must have approval from the ACC committee before proceeding with making any changes to your property.

The 2020/2021 Budget was also sent in the Annual Meeting Packet – Homeowner, Judith Nielsen, made the motion to approve and accept the 2020/21 Budget – motion was approved.

Election of New Directors – Gil Lowery and Samanatha Gomez .

Lydia announced that the Board meets the third Monday of the month at 6:00 P.M. Everyone is invited to attend these meetings.

Meeting Adjourned.

Sandy Helms, Secretary

The Board went back into session to elect officers for 2020/2021:

Lydia Lewis, President

Myrtle Palmer, Vice President

Darcel Browning, Treasurer

Kevin Kimmel – Board Member

Gil Lowery – Board Member

Samanatha Gomez, Board Member

Sandy Helms, Secretary