Minutes

Emerald Plantation Master Association, Inc.

Annual Meeting

Saturday, May 15, 2021

President Lydia Lewis called the meeting to order at 3:00 PM and introduced the current Board Members: Myrtle Palmer, Vice President, Darcel Browning, Treasurer, Members at Large:

Gil Lowery, Kevin Kimmel, Samantha Gomez and Secretary, Sandy Helms.

President Lydia certified there was a quorum present including proxies.

Lydia welcomed everyone to the meeting and acknowledged Gary Vaccaro, President of the Townhouses, presence and thanked him for attending.

The minutes from the 2020 Annual Meeting were mailed with the Annual Meeting notice – motion was made, seconded, the Minutes were approved.

Darcel Browning, Treasurer reported that the Budget as of March 31,2021 and Proposed Budget April 2021 – March 2022 were mailed in the Annual Meeting packet. No questions, the Budget for April 2021 – March 2022 was approved.

**COMMITTEE REPORTS**:

**Architectural Committee**: Myrtle Palmer reported that six Townhouses, six homes and three lots sold, three new houses were constructed and built and two houses are presently under construction since the last Annual Meeting in 2020.

Common side walk from Emerald Circle to Plantation Drive was damaged by the Contractor and was required to replace three sections. Two other sections were sinking which we paid for and a 16’ section of sidewalk at Emerald Circle and Plantation Drive had to be replaced this year.

The ACC committee had to send out several letters regarding painting, trees that needed to be removed and lot maintenance.

A sign at the Entrance to EP has been installed re. 18 wheelers coming into the community due to damage to the entrance gate. We now have a form that the driver has to sign in order to enter. Myrtle is on call to meet the driver at the gatehouse to open the gate and help guide the truck through the gate.

Myrtle asked that all homeowners have a remote – previously the cost was around $30.00/each, she now has been able to find some for $10.00. Please contact her if you need one. She advised that sometimes if three cars enter and the remote is not used – the gate will remain open. Please hit your remote so the gate will close.

**Special Projects:** Kevin Kimmel reported the ropes at the canal have been replaced with mylar ropes.

Over the past year we have had unknown people coming into our community, gas, computer equipment and other boat supplies have been stolen from boats, parking at the boat ramp late at night, as well as people parking at the Shopping Center and walking into our community using our swimming pool. In order to secure and protect our community a black fence has been installed from the entrance to the canal thus keeping people from walking in from the Shopping Center parking lot. Several people questioned whether or not a gate could be installed at the Shopping Center parking lot with a key or a switch that automatically locks so you would not have to walk in the traffic to get to the Shopping Center. The Board will take this suggestion into consideration, do some research to see if this could be accomplished and keep the community secure.

In order to cut down on the Duckweed in the Canal, fencing and mesh was installed on both sides of the bridge at the Canal and two fountains have been purchased that will be installed next week. The aerator will be moved closer to the bridge and the two fountains will help move the water to keep the Canal cleaner.

Lydia thanked Bruce Paetzold for cleaning out the aerator.

Screens were installed on drains to keep debris and small animals out of drain pipes at the Canal and also at the Boat Dock.

There are 63 light poles around the community, approximately 30 were damaged at the base and some of the electrical wires were exposed. Kevin built boxes at the base of each light pole that was damaged and Sally Kimmel painted each one. Thanks Kevin and Sally for your help.

**Pool and Club House:** Five new chaise lounges were purchased last summer and five more have been purchased for this year. The pool has been Tuckpointed and the concrete lip has been rebuilt and stained. The pool is being converted to a Salt Water Pool. This change should be more economical to maintain. Hopefully the pool will be open Memorial Day weekend. If you need a pool pass, please contact Lydia.

It was announced that the Pool House/Bath, Club House and Gate House are in the process of being repainted. The deck around the Club House has been stained.

**Landscaping:** Gil Lowery reported that Sixtos Gomez, our Landscape Contractor, has been very busy keeping the grounds in the community in good shape. He recently purchased and spread ½ truck load of mulch (approximately 60 cubic yards). He also has been, under a separate contract, replacing boards on the Boat Ramp and as needed, replacing some nails with 3” stainless steel screws.

It was brought to the attention of the Board, at the end of the Boat Dock, the wall needs additional boards to be added. The Board will follow up on securing this area.

**Communications:** Samantha reported that we now have a Face Book page. Last month we had our first Family Movie night and she is planning other events throughout the summer. These will be posted on our Face Book. She also sends out the Newsletter each time the due notices are mailed. Please let her know if you have any photos, information that needs to be shared with all Homeowners. She also stated that in order to save on postage we would like to try to send out the Newsletter by email and requested that everyone submit their email addresses.

**Boat Storage:** Evans Stout asked that all boat owners please be sure their boat and trailers have up-to-date renewals. Please put your new tags on the trailers and boats. We now have two requests for a boat storage spot and we are trying not to have to do a lottery.

**Boat Ramp:** We had a large LED light installed in the circle at the Boat Ramp to help with security in that area at night.

**Irrigation System:** Gil reported that Rick Stepputtis has been working all year to put together a map of our community irrigation system. This map has been completed and Rick has been busy replacing sprinkler heads. The Board thanked Rick for this outstanding job.

**Election of Directors**: Lydia Lewis and Myrtle Palmer were reelected to the Board.

A Homeowner recognized and thanked the Board of Directors for keeping the community

secure and in good condition. He thanked them for volunteering to serve as Board Members.

Lydia invited everyone and their families to return to the Club House at 5:00 P.M. for a Bar-B-Q dinner.

No further business, meeting was adjourned.

Respectfully submitted,

Sandy Helms, Secretary