Minutes

Emerald Plantation Master Association, Inc.

Annual Meeting

Saturday, May 7, 2022

President Lydia Lewis called the meeting to order at 10:00 A.M. and introduced the current Board Members in attendance: Bruce Paetzold, Kevin Kimmel, Darcel Browning, and Sandy Helms, Secretary.

President Lydia certified there was a quorum present including proxies.

Lydia welcomed everyone to the meeting and acknowledged Gary Vaccaro, President of the Townhouses. She also introduced Frank Salvo, new Chair of the Architecture Committee, Evans Stout, in charge of the Boat Storage. She acknowledged Rick Steppitus for his work on our irrigation system. He fashioned and drew out a location map of all the irrigation lines in Emerald Plantation and Rick also helps with various lighting needs in the Club House, etc. Lydia announced that George Gomez will be in charge of the Gate (George is out of town and could not be at the meeting). George has gate openers for $10.00/each.

The minutes from the 2021 Annual Meeting were mailed with the Annual Meeting notice – there being no corrections to the minutes, motion was made, seconded, the Minutes were approved.

Darcel Browning, Treasurer, reported as of 3/31/2022 The Reserve Fund held in the Money Market is $128,096.45 and Operating Fund (Checking) $23,588.08. She also reported that the

Budget as of March 31, 2021 and the Proposed Budget April 2022 – March 2023 were mailed in the Annual Meeting packet. Darcel explained the Reserve amount saved for 2021 – 2022 was $1,650.00 each month. However, there were several large expenses during the year and the Reserve account on 3/31/22 was $46.11 higher than the 3/31/21. The large expenses incurred during the year were a new HVAC in the Club House, repair to the seawall at the boat ramp area, repair to the Day Docks and converted the pool to salt water because of a shortage of chlorine.

Moton was made and the Budget 2022/2023 was approved.

Darcel also reminded those in attendance of our new CPA firm and that there had been suggestions that we could have the CPA draw the dues from bank accounts. Through extensive investigation it has proven to be costly; therefore, Darcel suggested that perhaps each home owner could see if their bank could send out a payment to the CPA after you designate when to send payment and the amount. Also, if you do not have the address of the new CPA, it is listed on the Emerald Plantation Homeowners website.

**COMMITTEE REPORTS**:

**Architectural Committee**: Frank Salvo, newly appointed Chair, spoke briefly that he has only recently been tasked to this committee and did not have a formal report from the fiscal year, but has recently been dealing with four or five new requests. April Carpenter and Maurice Galey will be serving with Frank on this committee.

**Landscaping Report:** Samantha Gomez has been appointed to Landscaping and Contracts, but in her absence, Gil Lowery gave the following report:

Sixtos Gomez, owner of Lawn Ranger Landscaping Service maintains our community by mowing, trimming, cutting shrubbery, spreading mulch and other landscaping duties. He also keeps the boat ramp clear of clam shells and replacing marine treated boards and as the decking nails come loose he is replacing them with 5 ½ inch stainless steel screws.

During the year the Board voted unanimously to cut and remove all the Silver Maple Trees around Emerald Circle sidewalks. Shredding the stumps and removal of the rubbish was covered by an outside Contractor. Damage to 10-12 sidewalks was extensive – and to replace these sidewalks at a cost of approximately $8,000, Sixtos ground down the raised edges instead of replacing the entire sidewalk – this saved the HOA. Sixtos has been busy maintaining our irrigation system, repairing broken water lines and replacing sprinkler heads. He also re-roofed the pump house.

**Boat Ramp:** Bruce Paetzold reported that Coast 2 Coast has been working on the Boat Ramp. We had to get a CAMA permit before this work could be started. The large cement pad at the bottom of the wood ramp had to be completely removed. Coast 2 Coast is replacing with fiberglass panels and gravel fill. Hog slats will be used instead of wood. The work should be completed this week and after testing to ensure all is ok, the ramp will be ready for use.

**Tennis Courts:** Lydia announced the Tennis Courts need to be repaired/resurfaced. We are in the process of getting bids.

**Boat Storage:** Evans Stout, Dock Master, reported the lot has full capacity. She requested that all tarps be properly maintained and asked to be very careful when backing and keep from hitting the markers. If you are planning to use the Day Docks, please let her know.

**Community Involvement Committee:** Kevin Kimmel has been responsible to dress up the area and to help ensure safety in all areas and gave the following report: Some of the gray boxes throughout the community were originally used for lights – some of the insides are missing – the ones that do not have a top and no lighting inside needed tops. Kevin closed the tops and cut out pineapples to fit on top (like the pineapple on the sign at the entrance). His wife, Sally, painted the pineapples that he put on top of the boxes. The sign at the entrance was in disrepair – he replaced the boards and rebuilt the sign. He also reported that the speed limit signs have been installed stating 15 MPH. He mentioned the boat docks were repaired for safety. Kevin is going off the Board and Lydia thanked him for his service to the Board and the community.

**Club House:** Sandy Helms thanked Samantha Gomez and Frank Salvo for arranging for their friend to replace the lights in the ceiling of the Club House with LED lights. She also mentioned that the Club House is ready for reservations. Such a beautiful Club House needs to be used.

**Pool:** Lydia announced that Blue Water is servicing our Pool and we are waiting for the County to inspect and give us an open date. She has many volunteers who are ready to close the pool every night (7 days a week) and put out the re-cycle and trash cans. A home owner asked about the salinity of the water and Lydia reported that once the pool opens, Blue Water is out every day. Lydia will ask about the salinity and report back to the home owner.

**Tennis Courts:** A vote was taken re using the Tennis Courts for a Pickleball court – it would only be used on one side and would only need the court to be painted for the Pickleball – the other side of the court can be used for Tennis. A vote was taken and it was approved for use as a Pickleball court to be used only for the EP HOA.

**Gate at Sharks Den area:** It was questioned if a gate could be installed to get into the Sharks Den area so you did not have to walk around to get into the shopping center. Lydia asked Bruce to check into the feasibility and cost of putting in a gate which can be used to get into the shopping center while maintaining the security of our community.

**Kayak Rack:** It has been requested that a Kayak Rack be installed. Discussion followed but no immediate action was taken. The Board will take up this suggestion.

**Dog Poop:** We are still experiencing dog poop all over the community. Lydia advised that if you see anyone not picking up the poop, please let her know – we will fine that individual $50.00 first offense, $100.00 second offense. It was mentioned that we could get the word out to the community by posting on our FB page.

**Flowers at the Entrance:** It was suggested that Perennials be planted at the Entrance to EPHOA.

Al Smith asked what the Board is doing to address the expensive financial needs that are coming up, resurfacing the Tennis Courts, the Boat Ramp, Repaving the Roads, etc. Darcel, Treasurer, advised that a planning committee has been appointed to investigate and come up with plans to address these needs whether to raise dues or an assessment.

It was also questioned if Sixtos Gomez (Landscaping Contractor) is being paid to do the extras listed or is it being covered under separate workorders? He was assured that these extra jobs he is doing is covered under his Contract or covered through a separate work order.

It was also mentioned that the wall in the parking area at the Boat Ramp is in need of repairs.

**Election of Directors:** Darcel Browning, Annamarie Mead and Frank Salvo were elected to the Board.

Lydia announced that the Board meets the third Monday in every month at 6:00 PM and homeowners are invited to attend these meetings.

A homeowner recognized and thanked Kevin Kimmel for his service to the community – he received a round of applause.

No further business the meeting was adjourned.

HOA Board met immediately following the Annual Meeting. Frank Salvo was elected Vice Presdent and Darcel Browning – Treasurer.

The following committees were designated:

Architectual Committee: Frank Salvo

Annamarie Mead - Social Committee.

Bruce Paetzold – Special Projects

Meeting adjourned

Respectfully submitted:

Sandy Helms, Secretary