**Minutes**

**Emerald Plantation Master Association**

**Annual Meeting**

**Saturday, May 13, 2023**

President, Lydia Lewis called the meeting to order at 10:00 AM and introduced the current Board members in attendance: Bruce Paetzold, Darcel Browning, Annamarie Mead, Samantha Gomez, Frank Salvo and Sandy Helms, Secretary.

Lydia verified that proper notice of the Annual Meeting was mailed April 17, 2023. The Minutes from the 2022 Annual Meeting were mailed with that notice – there being no corrections to the Minutes, motion was made and seconded, the Minutes were approved.

She also recognized Donna Grady, who has served for many years as the liaison for the Townhouses and Gary Vaccaro, Townhouse President. Lydia certified there was a quorum present, including proxies.

Darcel Browning, Treasurer reported on the Financial Status as of March 31, 2023.

Reserve Fund Held in Money Market $129,204.79

Operating fund (Checking Account) $ 40,509.09

Dues Outstanding > 90 days $ 27.60

Darcel reported that the Year End Financial Status as of March 31, 2023 was mailed with the Annual Meeting notice on April 17, 2023 and it also included the Proposed Budget – April 2023 through March 2024.

A homeowner expressed his concerns over the costs and maintenance of the boat ramp and that only a few boat owners even use the ramp, he expressed his desire to do away with the Boat Ramp. Much discussion followed and it was decided that we would not vote on the Budget for the upcoming year until all Committees had an opportunity to give their reports.

The side security gate into the parking lot to the Shopping Center was discussed. There seems to be a real problem with the gate opening and closing properly. Lydia asked Bruce Paetzold to get in touch with the company that installed the gate and hopefully resolve the problem and report back to the Board.

Darcel reminded the members of the new CPA we have and to please be sure your checks are being sent to the proper address: Emerald Plantation Master Association

 C/o PB Mares, LLP

 P. O. Box 535

 Morehead City, NC 28557

**Committee Reports**

**Architectural Committee:**

Frank Salvo reported on the Architectural Committee status. He thanked Maurice Galey and April Carpenter for their assistance during the year as part of this committee. New construction on one house was completed, two additions, one completed for a porch and approval for a covered deck. One home a shed was approved after significant discussion and additional screening was added. A private pool was installed that was previously approved prior to the purchase of the property. New construction has started on a new home and one of the rented houses is having considerable repair and landscaping completed. There have been several inquiries regarding roof replacement and exterior paint. The committee has requested the removal of boats, kayaks and other items from visible areas of homes.

**Club House and Gate:**

Sandy reported the Club House is available for reservations. In order to prevent giving out our gate code for invitees to parties, a special gate code will be available on the day of the reservation and that code should be given to all attending. George Gomez reported on the gate and he has remotes that can be purchased for $10.00 each. He will also assist anyone on how to program the gate code remote in their car. If you have a remote you do not have to be concerned with remembering the gate code, the remote automatically opens the gate. He also advised that we are in the process of obtaining a back up battery for the front gate in the event the electricity goes out. This will cost approximately $1,500.

**Landscaping and Tennis Courts:**

Samantha Gomez reported that due to the electrical work that was done throughout our community this past year, a lot of the landscaping was torn up. Sixtos is trying to beautify the property with additional rocks in areas where rocks were used and spreading new mulch throughout the community.

Recently Donna Grady researched and found the company that refinished the EI tennis courts. Samantha contacted them to get an estimate on refinishing our courts. The estimated costs to resurface both courts, fill in all depressions, clean and level all structural surface cracks, three coats of sand filled color lines would be approximately $12K. She also reported that the courts have been lined for Pickle Ball. No action has been taken, this estimate is good for this time. It was questioned whether or not we could consider putting in Shuffleboard. The Board will take that into consideration.

**Boat Ramp and Day Dock:**

Bruce Paetzold reported on the condition of the Boat Ramp and the Day Dock. The Boat Ramp is 45 years old. Coast to Coast repaired the Ramp after Hurricane Florence and it should be good for another two to three years depending on good weather. The Day Dock is another situation. After having it inspected major work needs to be done that will probably cost $125,000 - $145,000. Seating, stairway, all has to be redone. Action to be taken: he will come back to the Board with a Day Dock proposal and at that time homeowners will be informed as to the final plan.

**Social Committee:**

Annamarie Mead began her report by thanking members on the Social Committee, Jennifer Alford, Heidi Dale, Katie Chenoweth, Molly Laula, Shayla Sessions and Lydia Lewis (Honorary member) for their contributions over the past year. They not only held socials, they decorated the Circle and the entrance area for the Holiday Season. In general, they had a wonderful time of fellowship and work.

**Boat Storage:**

Evans Stout reported on the Boat Storage area. There are five people waiting on slots for their boats. She emphasized that each spot is 10 feet wide – please keep the area you are assigned to trash free. Bruce Paetzold will be our new Dock Master. All boats and trailers stored in the boat storage area lot must have up-to-date registration on the boat, up-to-date trailer license plates and boats must be in working condition. Lydia also reported there have been many requests for a place to store Kayaks. Therefore, a committee has been formed to make recommendations to the Board for Kayak storage.

**Canal:**

Mauri Galey gave a report on the Canal and the Duckweed. Over the years several ideas have been tried to control and/or eliminate the Duckweed. As the weather temperatures get warmer, we will start to see the duckweed returning. Mauri has done considerable research and will be presenting to the Board an overall plan to, hopefully, solve this problem.

**Pool:**

Mauri Galey gave a detailed report on why the pool had to be repaired. Lydia explained the pool has to be closed at dusk 7:00 P.M. After the pool is closed there is considerable clean up that has to be done before locking the gate. Several people explained they work during the week and by the time they get home the pool is closed – perhaps the Board will consider leaving the pool open later than 7:00 to possibly 8:00 P.M. since in the summer it is light later in the evening? Lydia explained she has seven people who have volunteered to close the pool so she will ask if they are willing to close later than 7:00 PM.

**Townhouses:**

Lydia recognized Gary Vaccaro, President of the Emerald Plantation Townhouses. Gary reported they had been rather busy too this year. They pressure washed the sidewalks, took down three dead trees and spread mulch.

**Vote on Budget:**

As stated earlier, a vote on the Budget would be brought up after all the Committees had an opportunity to report. Darcel called for a vote on the 2023/2024 proposed budget. A motion was made to accept the proposed budget, the motion was seconded and the proposed budget was passed for 2023/2024.

**Vote on Dues:**

As identified in the Annual Meeting mailing, the Board is recommending a raise in the dues. The second option – increase dues in 2023 by $60 per quarter, for a total of $300 per quarter AND increase dues in 2024 by $40 per quarter, bringing the total to $340 per quarter by 2024 was voted on and approved. This will not be retroactive but will be effective July 1, 2023.

**Vote on New Board Members:**

Mauri Galey and George Gomez were elected as new Board Members.

No further business, meeting was adjourned.

Immediately following the Annual Board Meeting the Board reconvened – Lydia was elected President, Frank Salvo, Vice President, Darcel Browning, Treasurer. The following committees were designated – Architectural Committee, Frank Salvo, Mauri Galey, Social Committee, Bruce Paetzold, Dock Master. Meeting Adjourned.

Respectfully submitted

Sandy Helms, Secretary