Monthly Meeting of the Emerald Plantation
Townhome Owners’ Association for April 2016

April 23, 2016,

Emerald Plantation Club House,

 9:00 AM

Members present: Gary Vaccaro, President, Bruce Hedreen, Vice President, Debbie Vaccaro, Treasurer, Anne-Marie McDonald, Secretary and Karen Whitley, member at large.

John Underwood, one of the owners of Crystal Repair and Remodel, LLC, explained the construction project on the roof and siding. He explained that Gary and Bruce would accompany him with a walk through to identify any areas that need to be corrected before the project is completed. He explained some of the major problems that had been encountered and the solutions that are necessary to resolve these problems.

Treasurer’s Report, Checking Account, $40,663.47

 Money Market Account, $36,192.24

 Total, $76,855.71

There are still five owners that are delinquent on their dues and assessment payments. A motion was made by Karen, seconded by Gary, to accept the treasure’s report, approved unanimously.

Secretary’s Report, read and accepted, Karen made the motion to accept, Bruce seconded it and it passed unanimously.

Painting Proposal, Cowell Painting has made a proposal to prime and paint all four buildings for $38,500. A price of $7,750 was estimated to paint the upper fascia and soffit. Extensive calking may be required and this will increase the cost. Painting will not begin until after July when the third installment of the assessment should be received.

Gary Wood will be checking the irrigation system in the near future.

The Annual Meeting will take place on Friday, May 27, 2016, in the Emerald Plantation Cub House beginning at 7:00 PM

Motion to adjourn was made by Bruce and seconded by Anne-Marie. It was unanimously accepted. Meeting adjourned at 9:55 AM. The next meeting will be the annual meeting to be held on May 27, 2016. The monthly meeting, for June, will be held on Saturday, June 11, 2016 at 9:00 AM in the Club House.

Respectfully submitted,

Anne-Marie McDonald, Secretary