**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**April 16, 2018**

**Present:** Dave Chenoweth, Tom Noble, Joe Poole, Dan Allen, Dixie Noble, Anne Marie McDonald, Myrtle Palmer, Evans Stout and Sandy Helms

President Dave Chenoweth called the meeting to order. Minutes from the March 19, 2018 meeting were approved.

Dixie Noble gave the following Treasurer’s report:

Reserve income held in savings account $116,196.47 4/12/2018

Reserve income held in Checking Account $ -

Checking Account $ 14,874.74 4/12/2018

Dues Outstanding > 90 days $ 1,798.06 4/12/2018

Discussion followed regarding the outstanding dues of $1,798.06. President will send a letter to the homeowner regarding the delinquent dues.

Treasurer’s report for April 2018 was approved.

**Committee Reports:**

**Gate & Gate House:** The new gate is in place and seems to be working without any reported problems. It was questioned since we have a sign at the entrance that only one car go through at a time and no tailgating, the time for the gate to close is too long. 10 seconds after the car passes the sensor is too long of a time. It was requested that instead of 10 seconds that the time be set at one second after the car passes the sensor. Joe Poole will make this adjustment.

**Pool:** At the present time the pool is set to open the weekend of Memorial Day; however, if weather permits the date will be moved up. Anne Marie also reported that due to the extra expenses we’ve had this year with the new gate and renovating the bulk head, she will put off replacing the fence around the pool until a later date.

**Tennis Courts and Children’s Playground:** Dave asked Anne Marie to investigate and purchase a new seat for the children’s swing.

**Lights:** Tom Noble reported all community lights have been repaired with the exception of one on Emerald Circle and he is almost finished with the repair. It was also reported that there are three lights in the back parking lot across from the Townhouses and one at the end of the Townhouses that are out and we will have to have an electric company to run new lines to those lights. Dave will follow up.

**Club House:** Anne Marie asked to have Molly Maid do a spring cleaning prior to the annual board meeting on May 5. Her recommendation was approved.

Dave reported that the stripping of the streets on the right side of the island and directional arrows out, as well as painting the speed bumps on the community roads, will be completed, weather permitting, within the next week at a cost of $700.00. We will send a bill to York Properties for their portion of the bill for the stripping in the shopping center area.

**Landscaping:** It was reported that a lot in the area where the bulkhead is being renovated needs to be cleared from heavy vegetation, especially on the bank. The President will immediately send a letter to the homeowner requesting either the homeowner make the necessary clean up within 30 days or the Emerald Plantation Master Association will have the landscaping contractor do the work and send the bill to the homeowner.

Dave reported that the chain link fence, on the east side of the property line to the right of the first curve after the canal, will soon be completed with barbed wire at the top of the fence and this should secure the area from further trespassing.

**Architectural Control:** no report.

**Web Site:** no report

**Social:** Sandy reported a social will be held at 5:00 PM on May 5th. We will serve hamburgers and hotdogs and will request attendees bring side dishes and desserts. Notices will be sent out soon.

**Old Business:** Renovation of the bulk head by **B & P Services,** is progressing and seems to be on schedule.

The Annual EP Master Association will be held on Saturday, May 5, 2015 at 10:00 A.M. Notification of the meeting was mailed and last minute plans were reviewed.

**New Business:** Evans Stout, Manager of the Boat Storage distributed to the attendees a two page visual inspection of the boat storage area as of April 15, 2018. There are many trailers in the storage area without proper registration, owner’s name not identified on roster, out of date tags, owner no longer a resident of Emerald Plantation, no registration decal, trailers with out-of-state registrations, a general cargo trailer with out-of-state registration and 2 kayaks suspended on cement blocks; kayaks not approved for storage area. A letter will be sent to all homeowners directing them to the rules and regulations required to use the boat storage area. Homeowners renting their property will be responsible for their renters.

No further business, meeting adjourned.

Next regular Board meeting – May 21, 2018