**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**April 15, 2019**

**Present:** Dave Chenoweth, Lydia Lewis, Tom Noble, Ron Webb, Myrtle Palmer, Dan Allen, Dixie Noble, Gil Lowery, Sandy Helms

President, Dave Chenoweth, opened the meeting at 6:00 and minutes from the March meeting were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $ 69,212.60 03/31/2019

Checking account per Quickbooks: $ 36,856.10 04/12/2019

*(includes amount to be transferred into reserve account)*

April – December reserve amount held in checking $ 1,650.00 04/12/2019

*$15/mo x 110 properties x 1 month*

Dues outstanding > 90 days $ 418.95 04/12/2019

Treasurer’s report was approved.

**Gate**: As reported in the minutes of the March 3rd called Board meeting, our gate was compromised by a delivery truck that was owned by Garris Evans Lumber Company, their headquarters are in Greenville, NC. Dave advised the Board that Tommy Dail, Garris Evans understands the gravity and sense of emergency that we need this done immediately and has been assured that action is being taken. Also, a concrete bollock (6 feet long, 3 feet in the ground and 3 feet above ground) needs to be installed to prevent future damage. Dave also brought before the Board, since we have had so much damage from the Hurricane last year and our gate code had to be given out to many contractors, etc. we need to change the gate code again this year. This will be announced at the Annual Meeting in May.

**Pool:** As of this meeting we are still waiting for the County and Bluewater for the approval of the opening of the pool. It was decided that since the weather has not been favorable we will open the pool May 4, 2019 through October 15, 2019. Bluewater will be on site daily during the open season and will also maintain the pool during the off season. Dave will open and close the pool daily and on weekends Dan will open and close. At the next meeting in May we will discuss the possibility of a pool attendant.

**Community Signs:** Still waiting for the speed limit sign.

**Tennis Courts**: The fence around the Tennis courts on one side is damaged and we have a fence damaged at the Boat Ramp. Dave will contact Jason of Fences Unlimited to solicit a cost estimate to replace the section of fencing that was damaged on the east side of the boat ramp and incorporate repairing the Tennis Court fence at the same time. He will also contact Sunset Harbor Townhomes to request that their firm pick up half of the cost estimate on the fence at the boat ramp.

**Lights:** Myrtle Palmer advised the new light has been installed next to the Tennis Courts – much better security for that area.

**Club House:** Myrtle reported that the Air Conditioning system dates back to 1985 – we had to replace two motors, (one compressor, one fan motor) and freon – a new unit will cost $6,000.00. It was determined that in the summer we will leave the thermostat on 80 degrees when the Clubhouse is not being used and hopefully we will not have to replace the entire unit now.

**Boat Storage area:**  Fully operational – signage has been posted. Evans and Molly have agreed to stain the fence and the Australian Timber Oil has been purchased. After the fence is stained and dry, vegetation will be planted.

**Landscaping:**   After 22 years our Landscaping Contractor, Bernie Cleckner is resigning at the end of April. Board members, Myrtle Palmer, Lydia Lewis and Dave Chenoweth, volunteered to contact Landscaping contractors to get bids on replacement. It is imperative that we get the bids in immediately.

**Architectural Committee:** As reported in the March minutes a new home will be built across from the Club House.

**Boat Dock and Ramp:**  As reported in the March minutes, Dave would try to determine whether or not we need a major CAMA permit or if a general CAMA permit would be allowable. He reported that he has been in touch with Josh Edmondson from the Emerald Isle Town and Ryan Davenport, CAMA Permit Officer. Dave sent a letter to Mr. Davenport requesting consideration for a “general” permit to allow us to accomplish repair of our damaged boat slip and replacing our damaged boat ramp in a timely manner. Based on actual on-site assessments of these facilities conducted by several marine contractors, the boat slip area would require only a reconstruction of several boat slips, not a total replacement. Dave advised the Board that we have the CAMA permit to repair the boat slips and remove and rebuild the boat ram using the same footprint. The boat dock would need to be removed and rebuilt with the same “foot print” as that of the current structure.

**Social:**  Lydia Lewis reported that coffee and donuts will be provided at the Annual Meeting and in the evening, starting at 5:00 PM, a social will be held, menu will be fried chicken and pot luck. A notice will be sent with the Annual Meeting mail out.

**New Business:** The Annual Meeting mail out: Dixie reviewed with the Board the budget that will be mailed with the Annual Meeting notice and will be discussed at the meeting.

No further business – meeting adjourned.