**Minutes**

**Emerald Plantation Master Association**

**April 17, 2023**

Present: Lydia Lewis, Darcel Browning, Samantha Gomez, Frank Salvo, Annamarie Mead, Bruce Paetzold (by phone), Donna Grady, Gary Vaccaro, Paula and Donny Hall, Brian O’Dell, Mauri Galey and Sandy Helms.

Lydia opened the meeting and welcomed guests. Minutes from March 20, 2023 meeting were approved.

Darcel Browning gave the Financial Status as of March 31, 2023:

Reserve Fund Held on Money Market $129,204.79

Operating Fund (Checking) $ 40,509.09

Dues outstanding > 90 days 27.60

We are still in the process of collecting the Assessment dues – after March 31st letters will be sent to homeowners who have not paid.

Treasurer’s report was accepted.

**Committee Reports**:

**Gate & Guard House:** Lydia reported in March that she is trying to locate a back-up battery for the gate in the event power is not available. After much research, Eastern Access Control has a back-up battery that may work. She will report back to the Board at the next meeting.

**Pool:** There have been many questions as to the status of the Pool being ready this Spring. Lydia has been assured that the Pool will be ready to be opened on time. She still needs volunteers to close the Pool on Saturday nights.

**Landscaping:**  Recently the power company reworked the electrical system in our community and many landscaping areas were disturbed. With the new growing season upon us, we would like to beautify those areas. Lydia will contact the power company to be sure they are finished working so we can begin work. Sixtos is getting ready to spread mulch. Samantha reported at the last meeting that she is working with Sixtos to better clarify his duties and if we have to use his services for jobs outside his designated duties, he will be paid extra. Also, it was reported that we have several dead trees that need to be removed.

**ACC:** Frank reported that one house is under construction.

**Boat Storage:** We now have a waiting list of four requests for boat storage. All boats and trailers stored in the Boat Storage lots must have up-to-date registration on the boat, up-to-date trailer license plates and boats must be in working condition. Lydia will send out a letter immediately requesting each homeowner submit up-to-date information by May 31st or the boat/trailer will be towed off the property.

**Kayak and Boat Storage Study:** Storage for Kayaks was again discussed. It was decided that a Kayak Committee should be formed to make recommendations to the Board. Volunteers for this committee are: Brian O’Dell, Donna Grady, Samantha Gomez, Bruce Paetzold, Frank Salvo, Gary Vaccaro and Donny Hall.

**Social:** Annamarie praised the Social Committee for their outstanding work during the year. This committee not only held socials, they worked tirelessly putting up and taking down the Christmas decorations around the Circle and the Guard House. Thank you.

**Old Business:**

**Tennis Courts:** Donna Grady researched and found the company who is refinishing the EI tennis courts and Samantha contacted them to get an estimate on refinishing our Tennis Courts. The estimated costs to resurface both courts, fill in all depressions, clean and level all structural and surface cracks, three coats of sand filled color lines – the cost will be approximately $12K. No action will be taken at this time.

**Annual Report:** Our Annual Meeting will be held on Saturday, May 13th at 10:00 AM. The letter, with all the attachments, will be mailed this week.

**New Business:**

Lydia reported the Emerald Isle Chief of Police has requested a meeting with the Board to discuss Safety and Security and the Neighborhood Watch Program for gated communities. She will advise the date for this meeting.

**Canal:** Gary Vacarro, President of the Townhouses, expressed his concern for the three broken fountains in the Canal. It was decided that the fountains should be removed and checked to see if they can be repaired and returned to the Canal. Gary and Bruce will pull them out and report back to the Board. Darcel reminded Bruce and Gary they could spend up to $250 without Board approval.

**Boat Ramp, Walkway and Dock:** Bruce Paetzold reported that Coast to Coast will be doing an assessment of the conditions and will give a full report at the next meeting.

No further business, meeting was adjourned.