Minutes

Emerald Plantation Master Association

April 15, 2024

**Present:** Mauri Galey, Gary Vacarro, George Gomez, Frank Salvo, Sandy Helms, Brian O’Dell, Donna Grady, Darcel Browning, Bruce Paetzold, Kristina Voltaire.

**Opening:** Mauri called the meeting to order at 6:03 P.M. The minutes from March, 2024 were approved.

# Treasurer’s Report — Darcel Browning

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| --- | --- | --- |
| Financial Status as of March 31, 2024:  |  |  |
|  Reserve Fund Held in Money Market:  |   | $154,619.22  |
|  Operating Fund (Checking):  |   | $ 33,832.65  |
|  Dues Outstanding (> 90 days):  |   | $ 718.42  |

The Board approved the Treasurer’s report.

# COMMITTEE REPORTS Landscaping/Gate — George Gomez

We will be getting more gate remotes in time for the annual meeting so they can be purchased at that time. There have been no gate issues since the repair. Starting in May, Sixtos will be coming by weekly and he will bring mulch at that time. He will also get a quote for replacing the decking boards around the clubhouse. The pedestrian gate needs repair.

Gary manually cleaned the fountains in the canal. They had stopped spraying but are fixed now. The canal screens need to be raised up to prevent the duckweed from spreading.

[Mauri passed around the Annual Meeting Notice Draft for Board Members’ review.]

# Pool — Mauri Galey

The pool inspection will commence at 11:00 A.M. on April 16, 2024. Two new inspectors will be reviewing the pool. We will target May 18, 2024 for the pool opening. Tiles will be patched up as needed. The HOA’s pool contract will continue to include bathhouse cleaning.

**Social** — No changes.

# Clubhouse — Sandy Helms

The clubhouse carpet and windows need to be cleaned; Braswell was quoted to clean the carpets. We will request quotes for the window cleaning. Darcel will send out a work order for the carpet cleaning. The clubhouse refrigerator also needs to be replaced.

# ACC — Frank Salvo

We will mark the roads where they need to be repaired, and the repairs will be split over the course of 2024-2025, phased for affordability.

# Boat Ramp — Mauri Galey

Brandon Landowski with Landos Concrete Construction LLC quoted the boat ramp repair at

$28,780.00. The question of concrete permitting for the boat ramp repair was raised by Bruce. The board is still getting additional quotes for the boat dock repair; it will be patched and repaired where needed and the rest will be finished after hurricane season. A motion to move forward with the repair project was approved. Darcel will prepare and forward a work order for signatures.

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# Day Dock — Mauri Galey and Brian O’Dell

Brandon Landowski may also be quoted to replace the day dock to be ADA compliant; however, the boat ramp will be completed first and the topic will be revisited after the boat ramp repairs have been finished.

# Boat Storage — Gary Vacarro

There are 2 available boat storage spaces in the community. The Board discussed how to manage storage spaces that are empty but assigned to renters and/or owners.

**Annual Meeting —** A comment line and an option for permission to distribute homeowners’ emails and phone numbers will be added to the proxy ballot page. The Board discussed the flow of the annual capital planning presentation.

**Old Business —** The new community signage has been ordered and the timeline to delivery is approximately 4 weeks. The hole in the road by Ace Hardware has not been filled yet, nor have the yellow center road lines been repainted.

**New Business —** Fix the canal screens.

At 7:07 P.M., a motion to close the meeting was approved.