

Minutes
Emerald Plantation Master Association
April 21, 2025

Present: Mauri Galey, Darcel Browning, Brian O'Dell, Donna Grady, Sandy Helms, Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:07 P.M. The adjusted minutes from March, 2025 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of March 31, 2025:

Reserve Fund Held in Money Market:	\$112,243.15
Operating Fund (Checking):	\$ 36,831.23
Dues Outstanding (> 90 days):	\$ 2,258.66

Darcel passed around copies of the budget that were mailed out with the Annual Meeting Packet. Mauri discussed scaling down the amount of "pet projects" so that the Board can move more money to the reserve fund/savings.

COMMITTEE REPORTS

ACC - Frank Salvo

Frank intends to schedule the formal hearings for the fencing violations after the annual meeting in order to solicit general homeowner input regarding fencing rules and guidelines first.

Clubhouse - Sandy Helms

Thank you to Donna for helping with the clubhouse while Sandy was away. Mauri proposed having drinks available to homeowners at the annual meeting this year.

Pool - Mauri Galey

The annual permit for the pool is in place, clearing way for the pool opening on May 3, 2025. Pool closers are needed for Friday and Saturday nights. This involves clearing the pool and locking the gate at sundown. If the pool is in use after sundown, a fine may be levied against the neighborhood. Repeat violations could result in the loss of the community's pool operating permit.

Social - Mauri Galey

As mentioned last month, 3 big social events are planned for 2025:

- May 24, 2025 - BBQ at the pool
- July 5, 2025 - BBQ at the pool
- August 30, 2025 - BBQ at the pool

Blake will be grilling for the May 24th and July 5th BBQ events, and community members will bring side dishes and other shareable items.

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Emerald Plantation Master Association
April 21, 2025

Tennis Courts - Mauri Galey

Since last month, there have not been any complaints about dog poop or other issues on the courts. Several people have been using the space for pickleball. Funds are being set aside to resurface & repaint the tennis courts. This is part of the capital plan for 2028.

Gate/Gatehouse - George Gomez

Lawn Rangers has fixed the broken fence by the entry to the community. A damaged reflector post by the entrance has also been repaired.

Landscaping/Lighting/Irrigation - George Gomez

Thank you to Rick for handling electrical jobs around the neighborhood, including putting up Christmas decorations. The Board plans to give him a gift card as thanks for his efforts. There are a few lights by the tennis courts that need to be fixed/replaced.

Community Involvement and Special Projects - Mauri Galey

Some projects have come up that can be handled by neighborhood volunteers—these will be discussed further at the annual meeting. Brian expressed concern around the scope of projects that neighborhood volunteers are doing because the HOA is liable for mishandled projects.

Dockmaster/Boat Storage - Gary Vaccaro

Boats and trailers in storage need to have current registration and be road- and sea-worthy. Mauri discussed perhaps limiting the size of boats that can be stored in the community's boat yard. The size of each storage spot varies. The Board may need to rearrange who has which spots depending on the size of their watercraft(s).

Boat Ramp/Day Dock - Brian O'Dell

Brian reported that the boat ramp needs attention. The front part of the ramp moves down to the cross ties and then back up when vehicles go across it. During low tide, rot is visible on several of the wood pilings. Briton at Harber Marine said he'd be surprised if the boat ramp lasts 3 more years. The Board agreed that an inspector needs to take a look at it and assess. The day dock construction is complete, including electrical and water. The tides have been unusually low lately so it is difficult to tell if the finger slips are positioned too high. They can be lowered if the neighborhood majority thinks it's necessary for usability. Lowering the slips will require a bit more maintenance in the future (replacing boards/hardware/etc.), but it can be done. Final payment for the day dock will be issued once the electrical work is done (which is on schedule for a 5:00 P.M. completion today).

Some fencing has been separated at the community property line down by the boat ramp. It looks like people may be trespassing into Emerald Plantation from this point. The Board will look into repair.

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Capital Planning Committee - Frank Salvo

Information on the Capital Plan was mailed out in the Annual Meeting Packet and will be discussed further at the annual meeting on May 3.

Old Business

—Drainage between town homes - the drainage has been dug out by building 1 and is currently working. Between buildings 3 & 4, the drains need to be increased in size. This project will need to be incorporated with the road repair project.

—Part of the retaining wall by the townhomes needs some maintenance. This is an area where a tree was removed, a planter removed, and a parking space added. The wall was not properly rebuilt during that process. No update.

—The speed bumps will be fixed and painted when the neighborhood road repairs occur.

—Document guidelines/record keeping - Frank would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. No update.

—Mauri mentioned that an attorney he spoke with could also organize the Bylaws, Amendments, and Rules and Regulations into a searchable, tightened-up format that is easier for everyone to understand. The Board thinks this is a good idea, but there is no update. Mauri will try to get a ballpark quote on this.

—Plan for fixing the holes in the road going toward the townhomes - the Board believes a cold patch like those used in the past would work and will move forward with that strategy.

—Gary took the canal fountain/aerator pumps to a small engine repair shop that was recommended by the Aqua employees. No work has been done on them yet.

—Bruce raised the idea of turning over the entrance road to the town for maintenance & management. No action.

—Unique gate codes for service people/deliveries—this would require an overhaul of the security system. The Board discussed updating the security measures for the neighborhood, which would include adding wifi.

New Business

Painting and refinishing the small street signs and large Emerald Plantation sign by the traffic lights—Darcel is getting quotes for this.

At 7:09 P.M., a motion to close the meeting was approved.