

**Minutes**  
**Emerald Plantation Master Association**  
**April 20, 2026**

**Present:** Mauri Galey, Darcel Browning, Frank Salvo, Brian O'Dell, Donna Grady, Steven Johnson and Kristina Voltaire, Secretary.

**Opening:** Mauri called the meeting to order at 6:07 P.M. The adjusted minutes from March, 2026 were approved.

**Treasurer's Report — Darcel Browning**

The financial status as of March 31, 2026:

Reserve Fund Held in Money Market:	\$161,084.92
Operating Fund (Checking):	\$ 62,683.66
Outstanding Dues (> 90 days):	\$ 1,403.84

The accountant did an analysis of the Money Market account. Only \$1,100.00 needs to be deposited in order to finish replenishing the account from the last assessment.

Darcel reported that only one homeowner currently has outstanding dues over 90 days.

**COMMITTEE REPORTS**

**ACC - Frank Salvo**

A homeowner is almost finished repainting their house. A reminder to homeowners that exterior paint colors need to be approved by the Architectural Control Committee before application.

The Board discussed forms that have been created in the past in order to maintain neighborhood building guidelines.

Frank will reach out to homeowners with noncompliant fencing for a status update in remediating the violation(s).

**Clubhouse - Sandy Helms**

Wire Pros fixed the sensor for the "trespassing" alert outside the clubhouse.

**Pool - Mauri Galey**

Mauri discussed the recent pool inspection and stated that the rope in the pool will need to be replaced in the next year.

**Tennis Courts - Mauri Galey**

Mauri will replace the tennis net after the next reimbursement cycle. Through his research, he has found a net that should be a good replacement.

**Social - Shelley Trujillo**

Shelley asked for the social event budget for the year; it is \$1,500.00, or \$500.00 per event. She would also like to bypass ordering fast food chicken fingers and cook them at her home instead.

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The Board takes no issue with this. Additionally, she asked to add a little extra 4th of July decor this year in honor of America's 250th independence day.

**Gate/Gatehouse - George Gomez**

An 18-wheel sod trailer scraped the concrete post by the gate; there was no major damage, but large trucks need to contact someone for entry into the neighborhood to avoid issues like this. The Board is exploring options for wifi at the gatehouse. Currently Brightspeed has a connection to the neighborhood. Spectrum may require the road to be cut to run their lines; the Board considered that perhaps satellite could be used instead. The Board does not think this is an issue that needs to be discussed at the Annual Meeting—it needs to be done and it is in the budget. The Board continued to talk about entry codes and how to manage people entering and egressing the neighborhood, and managing accountability for damage and/or abuse of facilities. The Board will put together a FAQ sheet for the entry apparatus replacement to distribute at the Annual Meeting.

**Landscaping/Lighting/Irrigation - George Gomez**

Some of the electric lines for lights that weren't working have been fixed and/or replaced. The light post at the beginning of the day dock is still not working. The wire was cut when the day dock construction occurred and the Board will try to get this fixed.

**Community Involvement and Special Projects - Mauri Galey**

No update.

**Dockmaster/Boat Storage - Gary Vaccaro**

Gary and Mauri moved around some of the parking spots in the boat storage to make them more easily accessible. Gary and Bruce will continue to try to level the gravel.

**Boat Ramp/Day Dock**

Brian suggested staining the wood on the day dock to keep it looking fresh. He would be open to doing it himself. The water has also been turned back on down at the dock.

**Capital Planning Committee - Frank Salvo**

Mauri put together a preview for the Annual Meeting. Frank worked on the numbers for replacing the roads and boat ramp in the Capital Plan; essentially, fixing both will cost around \$600,000 total, or about \$3,000 per household. There exist a few wildcard factors, like the price of gas, that can change the costs of the projects, so the exact cost per project is fluid. The Board brainstormed a few options for a temporary dues increase to cover these project costs and will ask for neighborhood opinions at the Annual Meeting. Paying for both projects one right after the other makes financial sense and would cost each household about \$100.00 extra per month. The Board also needs to request a few different quotes from the paving company as far as the timing and scope of the work.

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For the Annual Meeting, Mauri suggested having available the numbers in the reserve fund for the past 5 years to illustrate how the community dues add to the reserve and are funding the large neighborhood projects.

**Old Business**

- Canal fountain pumps: Brian will handle the purchase and get reimbursed later.
- Document guidelines/record keeping: Many records are still in storage and need to be brought on-site. EPMA will be able to use AI technology to digitize this information. This includes all bylaws, rules/regulations, and covenants that all need to be clarified, streamlined, & digitized.
- The replacement of the letters on the large Emerald Plantation sign: Donna has quotes for white acrylic letters to replace the “Emerald Plantation” sign at the entry of the shopping center. The Board discussed the aesthetics of the letters and how to attach them to the cement. A motion to buy the letters was approved, and Donna will handle the purchase.
- Kayak storage is being worked on by the Carters. They will work on the design, location, budget, and management of this new amenity.

**New Business**

None.

At 7:13 P.M., a motion to end the meeting was approved.