Emerald Plantation Master Association, Inc.

Monthly Board Meeting

August 17, 2015

Present: Victor Wilson, President, Al Smith, Vice President, Members at Large, Gene Cole, Anne-Marie McDonald, and other residents, Gil Lowery and Kevin Hanratty.

Victor Wilson, President opened meeting. Minutes from July 20, 2015 meeting were approved.

Charles Marston - Treasurer’s report:

Checking total                       $24,083 ($5,450 held for transfer to reserve account)

MFCU reserve                      $ 104,443

Major R&M pending: chimney repair

Committee Reports:

Landscaping: The board approved removal of the berm beside the pool and landscaping the area with crepe myrtles trees and sod at a total cost of $1,950. The project coordinator: Gene Cole.

Pool: The pool house, on direction of the EPMA board, was inspected by a local electrician and found to be “not up to code “. The board approved resolution of the issues identified at an estimated cost of $595.00. Project coordinator: Gene Cole

Lights: Kevin Hanratty reported problems with the lights coming into the community. The EPMA board authorized Kevin to do what is necessary to resolve the issue.

Architectural Control Committee: The ACC reported a trailer was being stored on one of the communities’ vacant lots. The property owner was notified of the” rules and regulations” violation and the trailer was removed.

The City Planner was notified of a dangerous situation existing from a partially dead tree. The City planner approved trimming of the tree. The tree was trimmed and the debris removed.

A town house group requested that the vacant lot next to the western townhouses be mowed. Gil Lowery is to contact the owners.

Canal Bulk Head: Gene Cole reported that CAMA was contacted concerning removing the canal bulkhead. Their response was that they are not concerned about the removal of the bulk head. However, the Emerald Isle Town Planner reported that the Army Core of Engineers should be advised before any action is taken. This activity is still under consideration. Project coordinator: Gene Cole.

The EPMA board was advised that Frank Irwin, our attorney, volunteers without compensation for an annual visit. In preparation the board members were requested they develop a list of discussion items for Mr. Irwin’s visit.

Community Watch Program: Al Smith reported issues continue with trespassing through the fence along the trailer park on the east side of our community. Trail cameras will be borrowed and installed where fences are being destroyed by outsiders. The cameras are silent and motion sensitive and show no light. If these cameras are destroyed the Board approved replacement.

Gate House: Al Smith reported Joe Pool is working on installing new equipment to repair the gate.

Social Committee: A Pig Picking is scheduled for Sunday, September 6, 2015 at the Club House. The Board will pay for the pig and residents are requested to bring side dishes and desserts. Notices will be handed out and also put on the Web.

No further business, meeting was adjourned.