Emerald Plantation Master Association, Inc.

Monthly Board Meeting

August 15, 2016

Present:  Dave Chenoweth, Al Smith, Kevin Hanratty, Anne Marie McDonald, John Ramos, Roy Staebler, Myrtle Palmer, Tom Noble, Dixie Noble, Sandy Helms

President Dave Chenoweth called the meeting to order.

Minutes from the July 17th meeting were approved.

Al Smith gave the Treasurer’s Report:

Reserve income held in savings accounts $120,430

Reserve income held in checking account $    6,532

Total reserve account    $126,962

Checking account:  Total   $  22,734

Al reported that we just received two invoices from 2015 - $4,500.00 for repairing the chimney on the Club House and $3,060.62 from pool expenses that were not billed or paid in 2015.

Treasurer’s report was approved.

**Gate:** Dave Chenoweth reported in Joe Poole’s absence, a fabricated sleeve to put over a longer arm for the overhead door is being investigated for future use.

**Pool:** Anne Marie McDonald reported that the pool is in good condition.  Pool contract indicates the pool will be open May 1 – September 30.  Hopefully, the water will start cooling by September.

**Tennis Courts:**  John Ramos reported, due to the extremely hot weather conditions, the repair of the surface cracks will be done in the fall when the conditions will be much better.

**Lights:** No report

**Club House, streets and signs:**  No report

**Landscaping:**  Al Smith reported he talked to the Contractor to have the water irrigation to the flowers in the circle doubled due to the dry, hot weather and also the blade to the mowers moved up 3” to prevent cutting the grass too short.

**Planning:**  This was tabled to be discussed further in Unfinished Business.

**Architectural Committee:**  It was suggested that an article be put in the quarterly newsletter that goes out with the dues statements, all residents please keep their trash cans away from the curb except on trash day and that residents please enter the Circle in the correct traffic pattern to avoid possible accidents.  Anne Marie McDonald will include these two items in the newsletter.

The ACC will meet next week to prepare a recommendation to the Board to address fences in the community to meet rules and regulations guidelines of our HOA policies.

**Web Site:**  No report

**Social:**  Sandy Helms reported a Pig Picking will be held on Sunday, September 4th at 5:00 P.M. at the Club House.  John Ramos is making the arrangements for cooking and delivering the Pig and the social committee will send out notices asking the residents to attend and bring an appropriate covered dish.

**Neighborhood Watch**:  Al Smith has an updated letter that will be printed and hand delivered to the residents.

**Unfinished Business:** Dave presented an EPMA Project Planning Guide that will provide a planning framework around a set of objective criteria, foster prospective (preventive) planning, and foster accountability around real budgetary and labor resources to the Board for consideration. The schedule is for 1-7 months (Sept. – March), 1-3 Years (2017-2020) and 5-10 Years (2021 – 2026).   He also presented to the Board a letter written to the U.S. Army Corp of Engineers explaining our situation relating to the canal and asking for help in identifying who has legal jurisdiction of the canal and what we can all do as good environmental stewards to improve and preserve the appearance and health of the canal.  A copy of the letter was sent to Lynn Worth with York Properties (owners of the Shopping Center) and he has also talked to Ms. Worth to request her maintenance personnel about improving the canal. It was also reported that the entrance EP sign needs immediate attention.  Dave will contact Ms. Worth since the sign is the responsibility of the Shopping Center.

Dave also advised the Board that he talked with Frank Rush, Emerald Isle Town Manager, to determine if our HOA is responsible for maintaining the road leading into our subdivision or if the Town of Emerald Isle is responsible from Highway 58 to our gate.  Mr. Rush advised that when the Subdivision was originally developed there was no Ace Hardware, Shopping Center or Church and EP is responsible for the road from Highway 58.

Tom Noble presented a proposal to repair the pool-side cinder block wall to provide enhanced safety and aesthetic curb appeal.  This will repair all joints and parging as needed.  Flash (if possible) caulk, sand and repaint with a sealing (textured if available) paint.  Tom advised the Board that he would purchase the materials to do one test and if the test holds, the entire project would cost $951.00.  Tom’s proposal was approved for testing and results will be given at the next Board meeting in September.

The Board acknowledges and thanks Charles Marston for his service to monthly pressure wash the boat ramp.  This is a tremendous undertaking and service to our community.

The next meeting will be Monday, September 19th.

Respectfully submitted,

Sandy Helms, Secretary