**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**August 21, 2017**

**Present:**  Dave Chenoweth, Anne Marie McDonald, Kevin Hanratty, Joe Poole, Tom Noble, Dixie Noble, Dan Allen, Myrtle Palmer, Gil Lowery, Charles Marston and Sandy Helms

President Dave Chenoweth called the meeting to order. Minutes from the July 24, 2017 meeting were approved.

Dixie Noble gave the following Treasurer’s report:

Reserve income held in Savings Account    $140,770.80 7/31/2017

Reserve income held in Checking Account    $  -    8/15/2017

Total Reserve Account        $140.770.80 8/15/2017

Checking Account       $  11,816.69  8/15/2017

Dues outstanding > 90 days     $     1,830.39 8/15/2017

The Audit Committee met and approved all invoices and payments with the exception of one outstanding check. This will be investigated and report back to the Board at the next meeting.

Treasurer’s report was approved.

**Committee Reports:**

**Gate & Gate House:** It was reported that a new sign has been ordered and will soon be installed at the front of the Gate House indicating STOP gate ahead.

**Pool:** A sign indicating no glass will be permitted in pool area has been installed at the front entrance.

**Tennis Court:**  No report

**Lights:** No report

**Club House, Streets and Community Signs:** Molly Maid will be scheduled for September 5th or 6th for the quarterly clean up.

**Sign** - A sign has been ordered to be installed at the Dock area to indicate Private - Emerald Plantation Residents Only.

**Streets** - There are six potholes that have been identified and need to be repaired. It was determined that the repairs will be done in the fall, after the hot weather has subsided. The money has already been allocated in the budget to cover this expense.

**Landscaping**  - The entrance landscape on the island in front of Ace Hardware needs to be upgraded this fall. The new Emerald Plantation sign is beautiful but you cannot see it at night. There is no electricity in the area to run a light so Myrtle Palmer will research purchasing a solar light with enough power to light the sign at night. She will report back to the Board at the next meeting.

At the last meeting it was decided to have the lower branches on the Silver Maples around the Emerald Circle trimmed and the Landscaping Contractor was asked to do the trimming. It was discussed at this meeting the Crepe Myrtles and the Silver Maples need to be trimmed all around the community. A motion was made and seconded that we solicit for an outside, independent contractor be hired to trim the Silver Maples, the Crepe Myrtles and the trees around the Boat Storage area. Motion was approved.

**Architectural Committee:** As a result of a boat being stored in the Townhouse Parking Lot without proper identification, discussion followed regarding the Rules, Regulations and Bylaws for rentals for the Townhouses. It was agreed Dave Chenoweth plans to contact and meet with each Management Company (Blue Water Realty, Emerald Isle Realty and Sun Surf Realty) to review the Rules, Regulations and Bylaws for renting the Townhouses and to assure that each renter is provided with proper information.

**Social Committee:** A pig picking will be held at the Club House on Saturday, September 2, 2017 beginning at 5:00 PM. Everyone is asked to bring a covered dish and/or dessert to share with the guests.

Another order of business - Sandy Helms reminded the Board members that Neil and Jerry Robinson have been living in Emerald Plantation over 20 years and Neil has served faithfully on the Board for most of those years. Jerry was instrumental in redecorating the Club House several years ago and had all the furniture recovered and new tables and chairs purchased. They are moving away the 30th of August and we would like to have an open house/reception in their honor. A motion was made to purchase a gift to be given at this event in our appreciation for their service to the community. A tentative date was set for Sunday, August 27th, 2017 from 3:00 PM to 5:00 PM. Motion was made, seconded and passed to have the reception and purchase a gift. Sandy will contact Neil and Jerry and make the arrangements.

**New Business:** Kevin Hanratty advised the Board that action needs to be taken regarding boat storage and boat access to the water. All resident owners will be contacted and validated who is storing the boat in the storage area and notification that we will be putting a chain up to the launch area and a combination lock.

**Old Business:** At our May Annual Meeting, President, Dave Chenoweth gave an update on the status of efforts to clean up the Canal. Earlier this year, the Town of Emerald Isle sent a proposal to the North Carolina Division of Water Quality Resources requesting a grant to help with the cleanup. Frank Rush, EI Town Manager advised Dave in early May that the Town has been awarded a $50,000 grant. The State of North Carolina will pay $25,000 toward the cleanup with the remaining $25,000 to be paid by the Town of EI and the four communities (including Emerald Plantation) that reside along a 1.1 mile stretch of the canal – from Forest Hills to Old Ferry Road. It now appears that the other three communities have refused to help pay for the cleanup therefore EPMA may have to pay an additional amount to make up the difference. The issue of whether or not to take the additional money we may need from the money designated for repairing or replacing the bulkhead became a matter of discussion. It was determined that the EPMA and the Townhouse Board of Directors need to sit down and discuss the bulkhead issue. A meeting was set for Saturday, September 2, at 10:00 a.m. in the Club House.

No further business, meeting was adjourned.