EMERALD PLANTATION TOWNHOME BOARD MEETING

AUGUST 12, 2017

MEETING CALLED TO ORDER BY GARY VACCARO

MEMBERS IN ATTENDANCE: GARY VACCARO, BRUCE HEDREEN, DAN ALLEN, KAREN WHITLEY

THE MINUTES FROM THE EPTOA AUGUST BOARD MEETING WERE READ AND REVIEWED. MOTION TO APPROVE BY BRUCE HEDREEN AND SECONDED BY DAN ALLEN.

FINANCIAL REPORT

DEBBIE VACCARO PROVIDED THE CURRENT FINANCIAL REPORTS.

CHECKING 16,845.23 MONEY MARKET 43,203.51

OUTSTANDING DUES 1219.69 AND THE BALANCE OF THE WERTZ BANKRUPTCY 5642.88. THE ONLY OUTSTANDING LARGE BILL WILL BE FOR THE COMPLETION OF THE LANDSCAPING

MOTION TO ACCEPT THE FINANCIAL REPORT BY BRUCE HEDREEN SECONDED BY DAN ALLEN.

NEW BUSINESS

PROFESSIONAL PEST SPRAYED LAST WEEK FOR ANTS AND FLEAS. DEBBIE V. WILL CONTACT THEM ABOUT THE FREQUENCY AND GUARANTEE THAT COMES WITH THE APPLICATION.

PIPELINE PLUMBING WILL COME AND REPLACE SPICKETS AND WATER VALVES WITH STAINLESS STEEL MATERIALS. THE JOB WILL BE BASED ON TIME AND LABOR. APPROX. 373.63 PER UNIT

BRUCE WILL BE THE CONTACT PERSON WITH PIPELINE PLBG.

COASTAL WILL REMOVE OLD MAILBOX AND LEVEL CEMENT AND REPLACE THE LATTICE ON THE DECK OF 404.

WOOD LANDSCAPING WILL START ON THE WALL BESIDE BLDG

1 IN THE FALL.

GARY IS STILL REVISING THE LETTER THAT WILL BE SENT TO ALL HOMEOWNERS THAT RENT/LEASE THEIR UNITS.

WE ARE UPDATING THE RULES AND REGULATIONS AND NEW AMENDMENTS AND WILL BE SENT TO EACH HOMEOWNER UPN COMPLETION.

MCGLADREY MUST RECEIVE ALL NEW INFORMATION ON NEW HOMEOWNERS ONCE THE UNIT SELLS.

101 HAS BEEN SOLD AND IS SCHEDULED FOR CLOSING THE END OF AUGUST.

THE EPMA IS ADDRESSING THE GATE ISSUE AND IS DISCUSSING REPLACING THE GATE WITH AN IRON REPLACEMENT.

THERE WILL BE A 25.00 CHARGE APPLIED TO EACH HOMEOWNER THAT DOESN’T COMPLY WITH THE INSPECTIONS THAT ARE DUE TWICE ANNUALLY. DUE MARCH 1 AND SEPTEMBER 1. LETTERS WILL ALSO BE SENT TO THE PROPERTY MANAGERS AND REAL ESTATE COMPANIES MANAGING THE PROPERTIES.

KARE WILL REVIEW THE FORTIFIED ROOFS ENDORSEMENTS AND SEE IF WE ARE ELIGIBLE FOR THIS CREDIT.

NEXT MEETING SCHEDULED FOR SEPT. 16

MEETING ADJOURNED.