**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**August 20, 2018**

**Present:** Dave Chenoweth, Dan Allen, Ron Webb, Lydia Lewis, Tom Noble, Dixie Noble, Myrtle Palmer, Evans Stout, Molly Laula and Sandy Helms

President, Dave Chenoweth called the meeting to order and minutes from the July 16th Board meeting were approved.

Dixie Noble, Treasurer, presented the following report:

Reserve income held in savings accounts $103,872.57 8/16/18

Reserve income held in checking account $ 6,666.66 8/16/18

Total reserve account $ 110,539.23 8/16/18

Checking account: Total $ 16,241.03 8/16/18

Dues outstanding > 90 days $ 1,320.03 8/16/18

Treasurer’s report was approved.

**Boat Storage:** Dave recognized Evans Stout, designated Dock Master. Evans presented a proposal to build a retaining wall behind slots 13, 14, 15 and 16 (in the board storage area) to move the sand behind the wall and use the sand to fill a hole at #6 space. She indicated it will take approximately 3-4 days at a cost of $260.00. It was suggested that we wait until the fall to do the project and to use the Landscape Contractor in those off months from cutting and trimming to help with the project. A motion was made that a maximum of $380.00 be used to complete this project as well as any other boat storage issues that may arise before project is completed. Motion was made and seconded and approved.

**Gate & Gate House:** The Knox Box has been installed and the Fire Department will come out to certify that all is in place. No issues with the Gate.

**Pool:** Dave advised the Board that Blue Water has had some personnel changes and the pool has not been properly maintained. He spoke to management at Blue Water and advised them of our concerns. He was assured that this will be corrected. It was suggested that by next summer the Board seriously consider hiring a part-time attendant to oversee the Pool and the Club House. Discussion followed with positive agreement and the suggestion was tabled until later. Assuming we can get a two week operations extension from the Carteret County Health Department, we will close the pool on Sunday, October 15th, 2018.

**Tennis Courts:** no report

**Lights:** no report

**Club House**: no report

**Canal and Bulkhead:**  Dave reported that he checked on the light for the aerator but no retrofitted light kit came with the aerator. Joe Poole is checking to see if one can be purchased and installed at a later date. There is still considerable algae accumulating near the bridge and it was suggested that we have the aerator moved approximately 15 to 20 feet closer to the bridge. Dave will see if this can be accomplished. He also suggested that there may be a possibility that in the future two fountains and another aerator may be purchased from outside sources and installed. He will keep the Board informed.

**Club House:** Lydia Lewis distributed a draft of a new form for Club House reservations. The Board will look over the draft and it will be discussed at a later meeting.

**Landscaping:** We have seven dead palm trees and our Landscaping Contractor does not have the equipment to remove the trees. Dave contacted Donald Wells and got an estimate of $585.00 to bring in the heavy equipment to remove the dead trees. Motion was made and seconded that Donald Wells be contracted to remove the trees. Motion was approved.

**Architectural Committee:** Myrtle Palmer informed the Board there are three lots without sewer accessibility and the owners of those lots are in touch with Aqua to have this situation resolved. The Master Association is not responsible for sewer and the owners have been so informed.

**Social:** Lydia Lewis distributed notices of the Pig Picking she is scheduling for Saturday, September 1st at the Club House. All Board members were encouraged to attend and to let their neighbors know of the event.

**Web Site:** As of July 16th, all minutes are up-to-date on the web site. Minutes from this meeting will be posted within the week.

**New Business:** The trash dumpster enclosure at the Townhouses has major damage (the door has been torn off its hinges and the back wall is pushed out) and needs repairing. It is a safety issue as well as an eye sore. Motion was made that we get two estimates to have the enclosure repaired as this is the responsibility of the Master Association. Motion was approved and Dave will get two estimates.

**Old Business:** As reported at the last Board meeting, major damage has been done to the boat ramp. Dave got one estimate from Bobby Bright (the company doing the bulkhead project) and after his review of the boat ramp, he advised that there are several other areas of deterioration that need to be included in the repair – his estimate of $5,500.00 includes materials and labor. We need a second estimate and Dixie will contact Norris Marine Construction Company for a second estimate.

Dave informed the Board that two cameras have been installed in the community and he has permission from York Properties to install a trail cam in the area close to the Exit gate. The lighting in that area is very limited and we are hoping this camera will pick up any and all activity.

No further business, meeting was adjourned.