**Minutes**

**EPMA Monthly Meeting**

**August 17, 2020**

**6:00 PM**

Lydia opened the meeting at 6:00.

Present were: Lydia Lewis, Dixie Noble, Gil Lowery, Myrtle Palmer, Kevin Kimmel, Brenda Payne, Sandy Helms and Molly Laula.

Minutes from the July 20, 2020 reports were approved. Sandy Helms thanked Molly Laula for taking the July minutes in her absence.

Dixie Noble gave the following Treasurer’s report:

Reserve income held in saving account $ 161,597.60 08/14/2020

\*\*includes Assessment collection of $92,050

Checking account per Quickbooks: $ 36,488.44 08/14/2020

August reserve amount held in checking account $ 8,250.00 08/14/2020

$15.00/mo. X 110 properties x 5 months

Dues outstanding > 90 days $ 224.73 08/14/2020

Uncollected assessment fees $ 600.00 08/14/2020

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** Kevin Kimmel

 As reported from the July minutes, Jason from 70 West agreed to repair the present gate that had been damaged by Garris Evans Company. When the hinge was compromised the jbolt was no longer at a 90 degree, so the pressure tension would keep breaking the jbolt. Due to the virus, 70 West has not repaired the gate due to lack of staff. Garris Evans has reimbursed us the cost for a new gate and $600 installation. A new gate was ordered July 24, 2020 and is expected to be delivered by end of September. We will need a couple of men to get it off the truck when delivered and on the installation day we will need a couple of men to help lift it onto the jbolts.

**New fence for Security**: Due to outsiders driving and walking into our community we are going to install a fence at the entrance and will continue to approximately 10-12’ on the roadway over the canal. The church gave us permission to install this fence at the entrance gate up to the chain link fence, this part of the installation is on the church property. As noted, the new gate will be 10” wider than the previous gate. The fence will be black aluminum and 5’high commercial grade 1” pickets (heavy duty). The fence from gate post to gate post will match our gate and will also have the circles at the top.

**Pool:** The pool will remain open until October 15th. Hours 9:00 a.m. to 7:00 p.m.

The new chairs have arrived.

**Lights & Irrigation System:** Rick Stepputtis is busy replacing sprinkler heads and repairing and updating the lights. Kevin advised the Board that the grey light posts are damaged at the bottom of each pole from weed-wackers. The poles are over 30 years old. Kevin suggested that when the weather gets a little cooler, we will repair around the bottom of the poles and paint where needed.

**Landscaping & Tennis Court:** Gil Lowery reported that a pest control company came out and removed the wasps nest at the Guard House.

**Architectural:** Myrtle Palmer reported that three new homes are in the process of getting building permits and starting construction. Of major concern: 18 wheelers coming into the community to deliver building supplies. She has written a 18 Wheeler Restriction letter that will be given to each property owner building new homes. Since the entrance gate has been hit by delivery trucks several times and the gate is being replaced – this document will be used for all future deliveries and will be applied to all 18 wheeler deliveries. (You will notice that a 18 Wheeler Sign has been erected at the entrance to Emerald Plantation). We will monitor the entrance of the 18 wheeler by opening both entrance and exit gates. We will have the driver analyze the exit gate to determine IF he can enter without damaging the gate or any of the property, he will also be advised if there is damage his company will be billed and if determined if we need to replace the gate there is a $5000 minimum charge. This restriction letter will be signed by the owner and the driver and the delivery company name will be identified. **The 18 Wheeler letter is also applicable to all residents for purposes such as a moving van by a global moving company or new construction and or roof rafters, etc.**

**Boat Storage:**Regarding parking space for wave runners, etc.  They are considered ocean craft by NC and must be licensed.  They qualify for storage in the boatyard.  Lydia is in the process of determining whether or not we can remove some of the trees and bushes at the north end of the boat storage area for additional parking space. She will report back at the September meeting.

**Committee for Community Involvement**: Kevin Kimmel will set a community work day October 3, 2020. All residents are encouraged to come out and help with various community improvements.

Meeting adjourned.