**Minutes**

**Emerald Plantation Master Association**

**August 15, 2022**

**Attendees:** Lydia Lewis, Samantha Gomez, Darcel Browning, Annamarie Mead, Frank Salvo (by phone), Donna Grady, Mauri Galey, Bruce Paetzold.

Lydia opened the meeting. Minutes from the July meeting were approved.

**Treasurer’s Report:**

Financial information as of 7/31/2022:

Reserve Balance: $104,700.12

Operating Balance: $ 25,478.89

Accounts Receivable >90 days: $ 240.00

The $240. > 90 days was received on 8/2/22.

The July expenses include $1,912.79 spent on the pedestrian gate improvement.

The $1,650 was transferred to the money market account during July, as usual.

We have set up Zelle payment capability for homeowner’s dues. We will roll it out in September in time for the invoices which are due 10/1/2022.

We are a third of the way through our fiscal year and the expenses (minus $40,000 dock repair) are $27,527.21 compared to a third of our budget for expenses which would be $25,703.00.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** No outstanding issues.

**Pool:** Lydia reported that we are in the process of getting quotes from various Pool companies. From previous inspections there appears to be a lot of repairs that will have to be made before the pool can be opened next season – 2023.

**Tennis Courts:** Samantha reported quotes are coming in and hopefully will be able to address this at the next meeting in September.

**Landscaping:** Samantha reported that Sixtos, in addition to regular landscaping, he is replacing boards on the Boat Ramp.

**Club House:** No report

**Boat Storage:** We now have a waiting list for space. Lydia will work with Evans Stout (our Dock Master) to send everyone a notice who has a space in boat storage to update their information by the end of the year. All craft must have valid registration for both boat and trailer, be operable and in good condition. If we still have a waiting list next spring, we will have a lottery. Meanwhile, if you have a space and are not using it, please get in touch with Evans.

**Social:** Annamarie gave a report on a social that is planned for Labor Day weekend, Sunday

9-4-2022. It will be catered by Moore’s Bar-B-Que. She is planning for 50 people. She is also asking that attendees bring other dishes, including desserts. Homeowner, Tom Clavin, is supplying a DJ, Dan Sheehan, and he will play from 12-7 PM. Food will be available 5-7 PM. Samantha will be making flyers that can be handed out to our homeowners to advertise this event.

**Old Business:**

**Vacant Lot Maintenance:** Several vacant lots need to be cleaned and up graded. Lydia will send out a letter to those owners specifying, if lots are not properly maintained a fine will be charged.

**Playground equipment:**  The Board acknowledges and thanks George Gomez for repairing some of the playground equipment. We still need to sand and stain the swing set and picnic table, etc.

**Canal:** Duckweed is still a major problem in the Canal. When the duckweed dies in the fall, then treatment will be made – keeping an eye on it.

**Signs:** All our signs in the community are old and need to be replaced. We need 42 new signs. We are in the process of addressing this project.

No further business, meeting was adjourned.