**Minutes**

**Emerald Plantation Master Association**

**August 21, 2023**

Present: Lydia Lewis, Darcel Browning, George Gomez, Bruce Paetzold, Frank Salvo, Donna Grady, Gary Vacarro, Debbie Vaccaro and Sandy Helms

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

Darcel gave the Treasurer’s report as of July 31, 2023

Reserve Fund held in the Money Market $140,309.32

Checking Account Balance: $ 35,652.63

Dues outstanding > 90 days $ 2,325.13

She reported the June 8, 2023 Audit Review of Financial Procedures of EPMA has been completed and a full report, signed by all participants is now on file.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** George reported in the last meeting, the remotes no longer worked opening the gates. After further investigation it was determined that a wire under the rocks was broken, therefore, the rocks had to be removed and new wiring will have to be installed at a price of $975.00. This was approved by the Board. Sixtos will replace the rocks and probably have to add additional rocks.

**Landscaping:** George reported the Contract for Sixtos (our landscaping contractor) and all his liability insurance has been updated and approved. Once the new Contract is signed (Lydia and Sixtos) it will be given to Darcel for the Treasurer’s permanent record.

He also reported that some of the irrigation system (sprinklers) around the pool area had been damaged by trucks/cars running over the grass. Sixtos is in the process of replacing the sprinkler heads. It was reported that a truck and boat were parked at the pool and had to be asked to move to a parking space. Golf carts are ok but not trucks/cars.

**Architectural** **Committee:** Frank reported format designs for the new Emerald Plantation signs was sent out on the Emerald Plantation communication site and received several responses. We will be getting estimates.

**Club House:**  Sandy reported there are several requests for future reservations. It was reported that the AC system should be serviced since it is a fairly new system and still under warranty. Carteret Heating and Air has been contacted for a service check.

**Boat Storage:** Gary Vaccaro is in charge of Boat Storage and he reported all registrations are in and updated.

**Pool:** Mauri Galey (due to his traveling and could not attend the Board meeting, sent the members a written report:

*This month has gone smoothly. We have had lots of new faces at the pool and therefore have posted some reminders about bringing pool passes with you to the pool. Non-skid paint to the slopes at the bathroom and the pump room have been added. This added a lot of grip and should prevent any slips.*

*Please ask adults and/or children to keep off the plastic fill-line.*

*Owners of Molly Maid donated five new umbrellas, two new stands and four new tables for our pool deck.*

***Pool Planning:*** *We need to repair the tiles and walls in the bathrooms to help keep them clean. There will be four projects in the off season: re-bed the filters, rework the pump room piping to allow maintenance, get a quote for a backup recirculation pump.*

***Social:*** *A social will be held on Saturday, September 2, 2023:*

*Bruce Paetzold is cooking a pig for dinner (we are expecting attendees to bring covered dishes)*

*9:00 Pool will open for recreational swimming*

*1:00 to 3:00 - Turned and Churned Ice Cream truck will be onsite to sell their treats outside the pool area. Please encourage people to eat their ice cream on the club house deck and in the grass versus on the pool deck.*

*A DJ will be playing for several hours*

*5:00 - Dinner will be served*

*7:00 - Clean Up*

*8:00 - Pool Closes*

***Canal –*** *Bruce Paetzold worked on the canal. The duck weed was reduced dramatically. The canal surface remained clear about three weeks. We are getting some growth along the edges and by the road. It is nowhere near as bad as it was before the work. Gil Lowery has passed along the file from Fosters Lake and Pond Maintenance. We will pursue treatments of the duck weed this fall/winter.*

***Fountain:*** *The rebuilt fountain is working. Gary Vaccaro and Bruce adjusted the timer and time settings.*

**Old Business:**

**Boat Ramp Issues:** Bruce is in the process of getting bids.

**Entry Lights:** Lydia waiting for report from Ace Hardware.

**New Business:**

**Master Association and Town Houses:** Gary and Debbie Vacarro attended the meeting to discuss with the board members the responsibilities of maintaining the common areas - sidewalks, parking lots, retaining walls, canal, etc. Further results will be forthcoming.