

Minutes
Emerald Plantation Master Association
August 19, 2024

Present: Mauri Galey, Bill & Donna Grady, Frank Salvo, Sandy Helms, Darcel Browning, George Gomez, Gary Vaccaro, Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:07 P.M. The minutes from July, 2024 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of July 31, 2024:

Reserve Fund Held in Money Market:	\$156,224.43
Operating Fund (Checking):	\$ 17,598.42
Dues Outstanding (> 90 days):	\$ 3,358.97

The Board discussed a few outstanding payments (townhome sales, association dues). Darcel noted that the email address associated with the HOA's Zelle account needs to be updated.

COMMITTEE REPORTS

ACC - Frank Salvo

Frank spoke with homeowners regarding unauthorized fencing. Plans are being set in place for removal. The Board discussed how to make sure new homeowners are reading the bylaws and rules and regulations—perhaps a more formal “welcome to the neighborhood” process, or adding the files to Facebook. A “FAQ” section for Facebook was also discussed.

Frank has removed some rust from the boxes and posts in the neighborhood. He also received a revised (lower) quote for installing security cameras on the property. The security camera package would require 2 internet connection points—one at the gatehouse and one at the clubhouse. The Board discussed funding for security issues in the neighborhood.

Clubhouse - Sandy Helms

A party over the weekend at the clubhouse went well. There are a couple of reservations booked for next month.

Pool - Mauri Galey

Mauri has been checking the pool for unauthorized users. The pool maintenance crew has been diligent in their work, and there haven't been any issues with pool operation this season.

Social - Mauri Galey

Mauri raised the idea of a pig roast/BBQ for Labor Day weekend.

Tennis courts - Mauri Galey

No updates. The Board discussed putting a basketball hoop in the tennis courts, and will look into the total cost of the hoop and installation before voting on approval.

Gate/Gatehouse - George Gomez

No issues with the gates this month.

Landscaping/lighting/irrigation - George Gomez

Sixtos plans to drop some seeding for the fall. There shouldn't be any interruptions to the maintenance schedule this autumn. Brian will have quotes for repairing the security fence from the gate to Aqua on Wednesday of this week, and will distribute the quotes to the Board upon receipt. Mauri mentioned that we may need to maintain the landscape around the fences better.

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Dockmaster/boat storage - Gary Vaccaro

Gary mentioned a concern about a large, dying pine tree down by the boat ramp. The Board will have Sixtos take a look at it. The Board also confirmed that Sixtos is handling weed control for the boat storage. There are 2 slots available in boat storage.

Boat Ramp/Day Dock - Brian O'Dell

Brian shared some quotes and schematics from Brandon Landowski for the day dock repair/replacement. The quote is good until March, 2025. The Board discussed some possible concerns with the design schematics and cost.

Capital Planning Committee - Frank Salvo

The Board discussed the financial status of the HOA, and agreed that a meeting needs to be set up in the next couple of weeks.

Old Business

There are still water runoff/drainage issues between townhome buildings 3 and 4, and by building 1. The Board discussed possible solutions.

New Business

A homeowner is renting rooms unauthorized out of their home. The Board is looking into this.

At 7:17 P.M., a motion to close the meeting was approved.