

Minutes
Emerald Plantation Master Association
August 18, 2025

Present: Mauri Galey, Darcel Browning, Brian O'Dell, Steve Johnston, Frank Salvo, Donna Grady, Bruce Paetzold, Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:03 P.M. The adjusted minutes from July, 2025 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of July 31, 2025:

Reserve Fund Held in Money Market:	\$ 89,576.45
Operating Fund (Checking):	\$ 45,608.94
Dues Outstanding (> 90 days):	\$ 1,194.93

The Board discussed some delinquencies in dues. Darcel will be following up with those homeowners.

COMMITTEE REPORTS

ACC - Frank Salvo

The Burnetts deposit has been refunded since their home is complete and the certificate of occupancy has been received. The homeowners of 406 Emerald Circle have requested to replace the roof. Written notices have not yet been delivered to those in violation of the fencing rules—Frank will do that in the next month. The fallen branch issue between two lots has not been resolved. The Board will not interfere; however, it needs to be cleaned up in 30 days. Several lots need lawn maintenance and weed removal.

Clubhouse - Sandy Helms

Donna reported on behalf of Sandy. There are currently no reservations for the clubhouse. The ladies' gathering last month was a success.

Pool - Mauri Galey

The chlorine cells need to be replaced in the pool. The pool maintenance company quoted \$4,400 to do the job. This will need to be done in the near future. The Board will pass around the quotes and work order this next month.

Social - Mauri Galey

The community Labor Day BBQ will take place on Saturday, August 30th. Bruce & Clayton will be grilling. They will cook a pig and beer can chickens. Neighbors may bring sides to share and will be responsible for bringing their own beverages.

Tennis Courts - Mauri Galey

No update.

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Gate/Gatehouse - George Gomez

No update.

Landscaping/Lighting/Irrigation - George Gomez

Gary V. replaced all of the lights that had burned out along the canal. The Board still needs to assemble a map of the irrigation points to see which are working and which are not, especially ahead of the road reconstruction. A homeowner told Brian that the drip irrigation around the gatehouse was broken and dripping water into the street. Sixtos and Gary Woods also need to get together to figure out an alternating schedule for irrigating the land by the townhouses and throughout the rest of the community.

The McCormicks still need to clear their lots along the canal.

Community Involvement and Special Projects - Mauri Galey

No update.

Dockmaster/Boat Storage - Gary Vaccaro

Mauri passed around copies of Gary's recommended guidelines and asked for Board feedback. Brian suggested we inventory who actually has 24' long boats and rearrange the storage as needed. As previously discussed, only a few spots can accommodate 24' boats. The Board discussed storing boats temporarily in the townhome parking lots and the lot down by the boat launch if people just have them out for the weekend/week.

Boat Ramp/Day Dock - Brian O'Dell

Harber Marine will drop off supplies to start installing steps by the finger piers when they are in the neighborhood for another job. The Board asked that Harber Marine keep their weight load on the boat ramp limited to around 10,000 lbs.

Capital Planning Committee - Frank Salvo

Frank asked for updated financials from Darcel so he can update the Capital Plan with the current amounts and details.

Old Business

—Part of the retaining wall by the townhomes needs some maintenance. This is an area where a tree was removed, a planter removed, and a parking space added. The wall was not properly rebuilt during that process. This will probably need to be added to the capital plan. There has been conversation about if the Townhome Association or the Master Association is responsible for the maintenance of certain things by the townhomes in common areas. The Board suggested this be decided on a case-by-case basis.

—Canal fountain pumps: no update.

—Document guidelines/record keeping - Frank would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. No update.

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—Mauri mentioned that an attorney he spoke with could also organize the Bylaws, Amendments, and Rules and Regulations into a searchable, tightened-up format that is easier for everyone to understand. The Board thinks this is a good idea, but there is no update. Mauri will try to get a ballpark quote on this in the next few months.

—Painting and refinishing the small street signs and large Emerald Plantation sign by the traffic lights: Darcel received estimates and has placed an order. The replacement of the letters on the large EP sign, crafted by a specific company, is in progress but there has been no update. Additional street sign(s) are in the gate house and just need to be put up. No updates on the roundabout signage.

—Brian suggested using trail cams or something similar to beef security up at the main gate rather than traditional wifi security cams. A price comparison needs to be done for these two options. No update.

—Kayak storage is being worked on by the Carters. They will work on the design, location, budget, and management of this new amenity.

New Business

At 6:55 P.M., a motion to close the meeting was approved.