Emerald Plantation Master Association, Inc.

Monthly Board Meeting

February 15, 2016

Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Ed Cox, Gill Lowery, and Sandy Helms, Secretary.

Victor Wilson, President opened meeting. Minutes from January 18, 2016 meeting were approved.

Charles Marston - Treasurer’s report:

Checking Account total $27,276

Included in checking account are:

Contribution to reserve $11,990

Accounts due when billed $ 4,000 (chimney repair)

Reserve account $104,680

Treasurer’s report was approved.

Committee Reports:

Tennis Courts: No new report.

Landscaping: During the winter season when our Landscaping Contractor does not have to mow the grass, his services are being used for several maintenance projects, cleaning up debris around the fence in the boat dock area, and down to the water. Other projects will be designated each week.

Pool: We have signed a contract with Blue Water. Under the contract several valves in the pump house have been replaced. The pool looks good. More lighting in the pool area will be investigated and reported to the Board for further consideration before the pool reopens.

As reported earlier, termites were found in the pool house, this situation has been corrected and satisfied under the Terminix contract.

Club House: The timer on the outside lights to the Club House have not been working properly and determined by an electrician to be old and needed to be replaced. The timer has been replaced and is now working. There are some outside lights that need replacing. It was suggested that we use LED lights that will last longer. Ed will discuss with Kevin Hanratty and report back to the Board next month.

Architectural Control Committee: Gil Lowery reported that one of the houses in the community will be repainted soon. Under Emerald Plantation’s Master Association, Rules and Covenants, Architectural Control Committee Guidelines, “no fences of any kind are allowed”. A notable violation to this has been identified and further action, according to the Rules and Covenants will be handled properly.

Community Watch: There have been some skateboarders noted on the Club House deck and appropriate action taken.

Gate House: After an electrician inspected the incoming gate motor, it was determined the motor could not be repaired. Joe Poole has ordered a new motor for the gate. A new key board was installed about 2-3 years ago, the motor on the outgoing gate was reconditioned in 2015 and as soon as the new motor is installed both gates should be working properly.

Planning Committee: Al Smith reported that the following projects have been completed:

Community entrance wall project, security fence upgrade project, townhouse landscaping and berm project and clubhouse sprinkler project as previously identified. Projects approved but not completed: Landscaping: plant shrubs on the hill across from the boat parking area and in front of the boat parking area, build a backdrop wall at the circle entrance, and remove/repair/replace community signs. Projects identified for consideration in the future: Complete the circle project with landscaping and upgrade the gate area. As mentioned earlier in the minutes, all the project cost now approved or under construction during the winter season assume no labor cost and will be done under the landscaping contract.

Social Committee: no report

Unfinished Business: none

New Business: President, Victor Wilson announced that Gene Cole has resigned from the Board; therefore, a replacement will have to be appointed for the remainder of his term. Discussion followed, no action was taken at this time. The 2016 Annual Meeting date was set for Saturday, May 28th and a social (details to be announced later) will be held on Sunday, May 29th. Ed Cox will have these dates reserved for the Club House.

There being no further business, the meeting was adjourned.