Monthly Meeting of the Emerald Plantation Townhome Owners’ Association

Saturday, February 20, 2016

Emerald Plantation Clubhouse

9:00 A.M.

Members Present: Gary Vaccaro, President; Bruce Hedreen, Vice President ;Debbie Vaccaro, Treasure; Anne-Marie McDonald, Secretary; Members At Large; Karen Whitley, Barbara Barnes. Robert Barnes was a guest.

Guests: John Underwood, George Travis and Kyle \_\_\_\_\_\_\_\_\_\_: owners and manager of Coastal Repair and Remodel, LLC.

The contractors presented their detailed estimate for replacement of the roofs and any other rotten boards necessary to prepare the buildings for painting. This estimate was unanimously approved by the board. Work will begin immediately.

The formal meeting was opened at 9:57AM.

FINANCIAL REPORT: $36,579.30 Checking Account

$98,184.69 Money Market Account

$134,763.99 Total

The report of owners with outstanding dues as of 2/18/16 is inaccurate because the bills had only recently been sent. The treasurer will contact the accountant to suggest that bills be mailed before the first of the month so that a more accurate account can be maintained.

SECRETARY’S REPORT: Read and approved. Bruce made the motion to accept, Karen seconded it, unanimously accepted.

REPAIRS: Gary recommended pressure washing the buildings and sidewalks. This will be addressed at a later date.

Mulch or pine straw will be addressed at a later date ,too.

We are still looking for a painting company to paint the townhomes.

Gary Wood will work on improving the irrigation system.

LEINS: Have been forwarded to a legal department, but there is a concern that it will not be beneficial to the community.

INSURANCE LETTER: Karen composed a letter which will be sent to each owner informing them that she needs up to day copies of their declaration page of their most recent insurance policy. This will be mailed or emailed before the next meeting.

ANNUAL MEETING: Friday, May 27, 2016 at 7:00 PM in the Clubhouse.

Motion to adjourn made by Bruce, seconded by Karen and unanimously accepted.

NEXT MEETING will be Saturday, March 19, 2016 at 9:00 AM in the clubhouse.