**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**February 19, 2018**

**Present:** Dave Chenoweth, Tom Noble, Joe Poole, Dixie Noble, Anne Marie McDonald, Dan Allen, Gil Lowery, Myrtle Palmer, and Sandy Helms

President Dave Chenoweth called the meeting to order. Minutes from the January meeting were approved.

Dixie Noble gave the following Treasurer’s report:

Reserve income held in savings account $116,104.97 2/19/2018

Reserve income held in Checking Account $ -

Total Reserve Account $116,104.97 2/19/2018

Check Account $ 30,141.80 2/19/2018

Dues Outstanding > 90 days $ 1,161.02 2/19/2018

The difference in the amount reported from January $141,051.07 to $116,104.97, a check was written to pay for the gate. Joe Poole reported he paid for the gate and paid 50% of installation to Overhead Doors and the other 50% will be paid when installation is complete.

Treasurer’s report for February 19, 2018 was approved.

**Committee Reports:**

**Gate & Gate House:** The new gate has been paid and we expect delivery within the next week. Joe will send out a note for the date Overhead Doors will be here to set the posts. He invited everyone interested to be there to be sure the gate is set as requested. A letter will go out to all property owners regarding the new gate and the new entrance code. After much discussion, it was determined that the mailing will go out with the Annual Board Meeting mailing advising everyone to be at the Board meeting and the new code plus instructions on how and when to have the portable and automobile codes to be changed.

**Pool:** Anne Marie reported she has one bid for the new fence but will get two other bids before final decision is made on replacing the fence around the pool.

**Tennis Court**: No report.

**Lights:** Tom Noble has replaced the light on Emerald Plantation Road and will be finishing the one on Emerald Circle within the next few days and will check the community to see if additional lights need to be repaired.

**Club House, Streets, Community Signs**: No report

**Landscaping:**  PVC pipes have been repaired and the overgrown brush and vegetation have been removed from the dock area. The extension to the chain link fence on the east side property line, adjacent to the leech field, will be completed and a No Trespassing Sign will be installed.

**Architectural Control:** no report.

**Web Site:** Minutes are up-to-date and posted on web

**Social:** The next social will be held after the Annual Board Meeting in May. Further details will be given at a later date.

**New Business:** The new sign at the entrance to Emerald Plantation Shopping Center does not have a light. Dave has been working with electricians to run a line and have lights installed to light the sign. The Manager of Ace Hardware has agreed to let us run a line under the road and hook on to their electrical system as long as we use LED lights. Dave will be contacting York Properties, owners of the Shopping Center, to help with the expense of lighting the sign and upgrading the landscape in that area.

A date for the Annual Meeting was set for Saturday, May 5, 2018. A mailing will be prepared and sent out in April.

**Old Business:** Plans are being made to have at least one aerating fountain installed and functioning for the Annual Meeting.

The EPHA board would like to mention that our president, Dave Chenoweth, has gone way above and beyond his duties, in addition to carrying out his responsibilities as the HOA president he has put in many hours of his personal time. Dave has replaced the deck around the club house, managed and personally assisted with the installation of our new road sign and met several times with various vendors and government officials to see that our community is operated and maintained as a top rated Homeowner Association.   His efforts have saved the Emerald Plantation Homeowners Association many thousands of dollars.  This Master Association Board formally recognizes and thanks Dave for his outstanding dedication and labor for our community.

Next Board meeting will be March 19, 2018