**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**February 18, 2019**

**Present:** Dave Chenoweth, Lydia Lewis, Tom Noble, Ron Webb, Myrtle Palmer, Molly Laula, Evans Stout, Brian Carpenter and Sandy Helms

President, Dave Chenoweth, opened the meeting at 6:00 and acknowledged a visitor, Brian Carpenter. Minutes from the January meeting were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $84,140.21 1/31/2019

Checking account per Quickbooks: $11,323.79 2/15/2019

 *(includes amount to be transferred into reserve account)*

March – December reserve amount held in checking $18,150.00 2/15/2019

 *$15/mo x 110 properties x 8 months*

Dues outstanding > 90 days $ 531.11 2/15/2019

Previous outstanding dues have been paid.

Treasurer’s report was approved.

**Gate**: no report

**Bulkhead lights**: There are several lights out. A recommendation was made for Tom Noble to purchase a supply of lights for replacements.

**Pool:** It is time to get the legal permit to be sure the pool is ready to be opened. Dave will contact Blue Water. Dave also advised the Board that he will replace the lock to the pool house

**Community Signs:** We are having problems with dog poop. We need new signs and a letter to be sent with the next dues to advise residents – IF THEY POOP – YOU SCOOP. Dave will also get a 6X6 sign for speed limit (24 MPH) and Myrtle Palmer will advise where we need to post the sign.

**Tennis Courts**: No report.

**Lights:** Myrtle Palmer will contact the power company and request a street light be installed in an area close to the Tennis Courts.

**Club House:** Sandy Helms requested to have the air conditioner serviced before turning on in the Spring as there is possibly a leak around the air handler.

**Boat Storage area:**  Evans Stout advised that she is waiting for the rain to let up before putting boats and trailers back in the lot. There are now 33 slots available and each slot is 10’ wide. 185,000 pounds of gravel have been used to rebuild the lot. She is hopeful that by the first weekend in March boats and trailers can be put back into the lot. The Board again thanked Evans and Molly for their dedication and work in redesigning and rebuilding the Boat Storage Lot.

 **Landscaping:**   No report

**Architectural Committee:** Myrtle Palmer is working on the 7th Amendment to the Master Declaration of Covenants and Restrictions for Emerald Plantation. These will be presented at the Annual Meeting and when approved will be filed at the Carteret County Court.

Boat Dock and Ramp:  After much discussion, it was determined that we should consider hiring a certified/licensed engineer to give us a scope of work design that will be needed to rebuild the Boat Ramp.  Dave will contact Taney Browder, the engineer who prepared the reconstruction of the canal bulkhead and the retaining seawall that is currently underway. It is hoped that Taney can make an on-site visit to the boat ramp and share his initial observations with the Board on possible options to repair it.

Social:  Lydia Lewis advised she is planning an event following the Annual Meeting in May.

New Business:  Lydia Lewis will be preparing a newsletter that will be included in the next dues statement. The Board feels it is imperative that we keep our homeowners up-to-date on progress being made on cleaning up and repairs after Hurricane Florence.

Next meeting – March 18th at 6:00 PM