**Minutes**

**EPMA Monthly Meeting**

**February 15, 2021 2021**

**6:00 PM**

Present were: Lydia Lewis, Gil Lowery, Myrtle Palmer, Darcel Browning, Kevin Kimmel, Samantha Gomez, and Sandy Helms.

Lydia opened the meeting.

Minutes from the January 2021 Board meeting were approved.

Darcel Browning gave the following Treasurer’s report:

Reconciled Reserve Fund from December 31, 2020 $ 121,105.27

Interest Income $ 1.03

Reserve Fund Balance $ 121,106.30

Reconciled Reserve Fund Cash $ 121,106.30

Operating Fund Balance $ 56,640.24

Reconciled Operating Fund Cash $ 56,640.24

Dues outstanding > 90 days $ 251.85

Note: As noted in our January 2021 Minutes, Jimmie Bean CPA has resigned as of 3-31-2021 due to health issues. **Our new CPA firm effective April 1, 2021:**

**Banks, Gray & Crumpler, PLLC**

**P.O. Box 4365**

**Emerald Isle, NC 28594**

This change allows us to use the same bank we had established, they use the same accounting system and it will be an easy transfer.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** The new gate has been delivered and will be replaced as soon as weather permits. The gate is 10” wider. The black fencing at the entrance is being installed and hopefully completed soon.

**Pool:**  No report

**Lights:** No report

**Landscaping & Irrigation:** Our Landscape Contractor, Sixtos, has continued to trim bushes, trees, muley grass and pull weeds around the Clubhouse, pool and tennis courts when he has a day with little or no rain. He does a good job for us in his landscaping duties.

**Irrigation:** Rick Stepputtis is in the process of preparing a detailed drawing of our neighborhood specifically locating the irrigation system and all the control locations and directions. Rick has made detailed notes over the months he has worked on the irrigation and electrical systems around Emerald Plantation. He has located several irrigation heads while prodding suspected locations with a sharp stick – similar to the way we used to search for land mines with a bayonet. He has found some irrigation heads as much as 6 inches underground. The Board acknowledges Rick’s outstanding work and diligence. Thank you Rick.

**Architectural Committee:** No report.

**Club House:** No report.

**Communications:** Samantha reported that she has set up a Face Book page for Emerald Plantation Home Owners. A notice will be put on the Facebook regarding dog poop.

**Committee for Community Involvement:**  As reported in the January minutes, due to weather conditions, outside work has been put aside for now. As soon as possible we need to pressure wash the sidewalks around the Club House and the Tennis Courts. Kevin also reported that paint has been purchased to paint the fire hydrant as soon as weather permits.

**Old Business: Boat Ramp:** Sixtos has completed replacing the rotten, damaged decking boards on the boat ramp. He replaced 15 treated boards and secured them with 3” stainless steel screws. He spent one day re-nailing the existing boards where the nails were coming up. In the future, all loose nails will be replaced with 3” stainless steel screws in the hopes they will stay secure. In the process of removing the old rotten, damaged boards a few other boards were found to be just as badly decayed and in need of replacement. The additional boards were replaced to insure the safe use of the boat ramp. In all, it was determined 15 treated boards needed to be replaced. The total cost of the replacement materials and labor $1,319.58.

**Canal:**  Lydia announced that Myrtle Palmer negotiated with York Properties, owners of the Emerald Plantation Shopping Center, the importance of having fountains to keep the water moving and help to cut down on the duck weed, etc. York Properties has agreed to purchase and donate one fountain. We will purchase a second fountain and as soon as weather permits we will get the aerator cleaned out moving water again.

No further business the meeting was adjourned.