**EPMA Monthly Meeting**

**February 21, 2022**

**6:00 PM**

Present were: Lydia Lewis, Myrtle Palmer, Darcel Browning, Kevin Kimmel, Donna Grady, and Sandy Helms

Lydia opened the meeting.

Minutes from the January Board meeting were approved.

Darcel Browning gave the following Treasurer’s report:

Reserve Fund from December 31, 2021 $131,818.22

$15/month X 110 properties 1,650.00

Transfer from Checking 0.00

Interest Income $ 1.13

**Reserved Fund (Money Market) Balance January 31, 2022 $ 133,469.35**

**Operating Fund (Checking) Balance – January 31, 2022 $ 26,875.47**

**Dues >90 Days $ 1,236.67**

As previously discussed at the EPMA Called Meeting on January 15, 2022, The CPA firm that we obtained in 2021 has advised us that due to their staff issues, they are unable to continue to handle our accounting, effective 3-31-2022 – they will file our taxes for 2021.

Darcel reported that a thorough investigation of nine CPA firms has been completed and she made a recommendation that we accept PBMares, LLP as our new accounting firm beginning 4/1/22. A discussion followed. Motion was made to accept the PBMares as the new accounting firm. Effective immediately, please update the address for any payments that are set up automatically through your financial institution. **Please continue to make checks payable to Emerald Plantation Master Association, Inc. and mail to:**

**PBMares, LLP**

**Post Office Box 535**

**Morehead City, NC 28557**

Treasurer’s report was approved.

**Committee Reports:**

**Gate and Gate House:** As reported in the January minutes, in the event of high winds, the incoming and outgoing gates will be tied back to prevent damage to the gates.

**Pool:** No report **–** Pool Closed for season

**Lights:** No report

**Tennis Court:** We will be investigating the cost of repairing the sink hole on the Tennis Courts. (At the January 17th meeting, Samantha Gomex and Molly Laula agreed to co-chair a committee to explore ideas for expanding the use of the courts, details will follow.)

**Landscaping:** No report.

**Communications:**  Our FB page has been successful in reporting to our community necessary information.

**Social:** No report.

**Architectural Committee:** No report.

**Boat Storage:** No report

**Community Involvement:** Plans are being made, when the weather permits, to sand and stain the picnic table and do necessary repairs on the swing set. Other community projects are being investigated. Thanks to Kevin and Sally Kimmel for the community projects they have done without our notice - just to name one, making and installing the 15 MPH sign at the Circle.

**Old Business:**

**Seawall:** As reported in the January 17th meeting minutes, we have had significant erosion and sinkholes in the seawall, the Board approved Larry Arnold Marine Construction, Inc. to make major repairs. Work has been completed.

**Day Docks/Slips:** This company also gave us a bid on repairing the boat slips that were destroyed as a result of the storm at the end of 2021. This work will begin immediately.

**Boat Ramp:** Our Boat Ramp is showing its age. After much investigation it has been determined that we will have to do a significant amount of work on the cement part of the ramp in order to get it back to a usable state. The water has eroded underneath the ramp allowing the ramp to crack and break off underneath. This will require building a form and repouring the cement. The Ramp has been closed until the repairs have been completed and inspection approved for safety.

As reported in our January 25th Called Meeting minutes, Gary Vaccaro is now Chair of the Boat Ramp & Dock Committee. Other Committee Members: Al Smith, Brian Carpenter, Bruce Paetzold. The Committee contacted Coast to Coast Marine Construction and Coastal Boat Life & Ramp Repairs and expect their bids, (the goal is to get three bids from reputable firms).

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Immediately following this meeting, the Board continued to meet to prepare the Budget for 2022-2023 that will be presented at the Annual Meeting in the Spring of 2022.