**Minutes**

**Emerald Plantation Master Association**

**February 19, 2024**

President, Mauri Galy called the meeting to order at 6:00 PM.

Present: Mauri Galey, Darcel Browning, Frank Salvo, Brian O’Dell, Gary Vaccaro and Sandy Helms.

Minutes from the January 25th meeting were approved with the following addition:

**Lydia Lewis, President, resigned from the Board effective 1/9/2024. Effective 1/9/2024, the Board voted in favor of Mauri Galey to assume the role of President. Also, effective 1/9/2024, the Board voted in favor of Brian O’Dell joining the HOA Board to fill the vacant position.**

Darcel gave the following report:

**As of January 31, 2024:**

Reserve Fund Held in Money Market: $151,316.71

Operating Fund (Checking) $ 31,174.79

Dues Outstanding > 90 Days $ 1,702.30

The Treasurer’s Report was approved.

**Committee Reports:**

**Gate:** George Gomez, Brian O’Dell and Frank Salvo have been trained to open and close the gates in the event of high wind or other emergency situations.

**Landscaping:**  We are presently on a winter mode for landscaping. Brian reported there are several dead trees that need attention, he will get with Sixtos and report back at the next meeting.

**Pool:** No report

**Social:** No report

**Club House:** No report

**ACC:** Brian suggested the Board consider adopting an annual inspection of all homeowner’s exterior property once a year. This proposal will be taken into consideration. No action at this time.

**Old Business:** Signs – to complete the process of getting new signs, the poles will also be refurbished, possibly with white paint. Further discussion will follow before a final decision is made.

**Docks & Ramp:** It was reported that we are waiting for further quotes on the Ramp and Day Docks. The Ramp cannot be used at this time and it will be closed immediately.

**New Business:** Gary Vaccaro, Townhouse President, reported that the Townhouse trash dump was heavily damaged and has been repaired. He also announced that Bruce Paetzold has resigned from the Master Association Board of Directors. Donna Grady, present Townhouse Liaison, has agreed and the Board nominated her to replace Bruce until the Annual Meeting. It is very important to have an active member from the Townhouses to attend the Master Association’s meetings. At the present time, in Bruce’s absence from the Board, Gary Vaccaro is overseeing the Docks, Ramps and Boat Storage.