

Minutes
Emerald Plantation Master Association
February 16, 2026

Present: Mauri Galey, Darcel Browning, Brian O'Dell, Frank Salvo, Donna Grady, Sandy Helms, Gary Vaccaro, Bruce Paetzold, and Kristina Voltaire, Secretary.

Opening: Mauri called the meeting to order at 6:02 P.M. The adjusted minutes from January, 2026 were approved. Again, a reminder that the December monthly meeting was cancelled due to overwhelming scheduling conflicts around the holidays.

Treasurer's Report — Darcel Browning

The financial status as of January 31, 2026:

Reserve Fund Held in Money Market:	\$151,182.37
Operating Fund (Checking):	\$ 51,799.11
Outstanding Dues (> 90 days):	\$ 5,057.75

COMMITTEE REPORTS

ACC - Frank Salvo

Letters have been sent via registered mail to a couple of homeowners regarding noncompliant fencing. The Johnsons' house is still under renovation; there was a construction spill in the road that didn't get cleaned up and has soaked into the road.

A boat that was being stored under a home that would require additional screening to hide it from neighboring properties has been removed and placed in the boat yard.

Clubhouse - Sandy Helms

Sandy wondered if there's a way to fix the boards and screening on the exterior of the clubhouse to prevent squirrels from nesting in the building. Brian will tack up the two loose pieces and investigate the disrepair further.

Pool - Mauri Galey

The Board has decided to renew the contract with CPM for the next pool season. The price for services will stay the same. The town has a few new guidelines for pool maintenance this year that CPM are aware of and will implement.

The fencing that is in disrepair around the pool will be fixed in March by community members.

Social - Mauri Galey

Nothing to report.

Tennis Courts - Mauri Galey

The nets at the tennis court need to be replaced. Mauri will look on Amazon, which was the recommendation from Wanda at the Apex Community Center.

Gate/Gatehouse - George Gomez

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The gate was hit by a vehicle; Bruce was able to repair it—thanks to him for his efforts! Thankfully the damage was not as significant as it could have been.

The pedestrian gate needs to be repaired and/or locked before the St. Patrick's Day festival. The Board continued their conversation about replacing the keypad and entry equipment at the main gate. A full equipment upgrade including both the pedestrian gate and the main driving gate may cost \$4,039.00. Additionally, about \$4,400.00 would be required for a vehicle scanner at the entrance gate and 2 [RFID?] car tags per property. Residents would be able to use their phones to open the gate, or punch in a code for community access. If the pool gate is also upgraded to a FOB system, an additional \$2,600.00 would be required. This would ensure that the pool is locked every evening without need for a pool closing team. Commercial cameras that would monitor the vehicle and pedestrian gates, pool, and dock areas would cost \$5,800.00. At present, the Board is looking at upgrading the vehicle and pedestrian gate security and the pool gate; not necessarily the dock area. The Board will also get more information on the access system phone app so that everyone in the neighborhood will be prepared for the upgrade. The only repeating monthly cost for the gate security upgrade would be an internet connection at the gate.

Landscaping/Lighting/Irrigation - George Gomez

Mauri took photos of the lights that are staying on in the neighborhood and he will reach out to Carteret Craven Electric to get them fixed. Frank mentioned that a couple of lights are burned out and need repair. Mauri will send around the list that delineates the neighborhood's lights from the CCEC lights.

Community Involvement and Special Projects - Mauri Galey

Thanks to Bruce for cleaning up the neighborhood after the huge snowfall! The Board put together a "Snow Plan" and will purchase some snow shovels for the community to use in the future. The Board expressed a need to put together a list of companies to call for emergency services, snow removal, etc. Mauri and Bruce will talk further to nail down a snow clearing plan going forward.

Mauri put a realtor information page together and other Board members gave feedback on it. It will be available via the EPMA website, Facebook page, and physical/digital copies as needed.

Dockmaster/Boat Storage - Gary Vaccaro

The ground needs to be scraped/leveled and gravel added to the boat storage area. Gary would like this done in the next couple of months so that the lot is ready by May. At that time Gary would like to re-angle the parking logs to make it easier to back trailers into the spots on the left. The Board agreed, as long as no spots are eliminated. The Board also needs to alert people that the boats will need to be moved and gain permission to move homeowners' boats to add the gravel. Language also needs to be added to the Rules & Regulations that states the Dockmaster may move homeowners' boats if needed.

There remain two small unoccupied spaces in the secondary storage lot by the townhouses.

Boat Ramp/Day Dock

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No update.

Capital Planning Committee - Frank Salvo

Frank continues to keep the Capital Plan updated, and the neighborhood is a bit ahead of budget. The current estimate is that the roads in the neighborhood will cost about \$1,500 per property to re-pave. Frank stated that some decisions need to be made regarding the project, including rebuilding curbs and fixing drainage. First, the timing needs to be decided upon. If the road repaving project will begin in 2027, then the project needs to be voted on at this year's Annual Meeting, and the work would technically begin during the 2026 fiscal year. The Board estimated that approximately \$3000 per home will be required to handle the roads, boat launch, and hurricane damage budget in the next 5-6 years. Mauri would like to come up with a solid timeframe for the roads being rebuilt before next month's meeting.

Old Business

- Canal fountain pumps: Mauri is still doing some cost comparisons on fountain options.
- Document guidelines/record keeping - Frank would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. EPMA will be able to use AI technology to digitize this information. This includes all bylaws, rules/regulations, covenants, etc, that all need to be clarified, streamlined, & digitized.
- The replacement of the letters on the large EP sign: the Board continued to discuss options for fixing the large sign at the neighborhood entrance.
- Kayak storage is being worked on by the Carters. They will work on the design, location, budget, and management of this new amenity.

New Business

The Annual Meeting date needs to be chosen. The Board tentatively settled on 10:00 a.m., May 16th, 2026.

At 7:13 P.M., a motion to end the meeting was approved.