**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**January 9, 2017**

**Present:**  Dave Chenoweth, Al Smith, Kevin Hanratty, Joe Poole, John Ramos, Myrtle Palmer, Sandy Helms

President Dave Chenoweth called the meeting to order.

Minutes from the November meeting were approved.

**Al Smith gave the following Treasurer’s report:**

Reserve income held in Savings Account $120,617.84

Reserve income held in Checking Account $ 14,715.00

Total Reserve Account $135,332.84

Checking Account $ 27,537.52

Dues outstanding > 90 days $ 2,769.00

Treasurer’s Report was approved.

**Committee Reports:**

**Gate & Gate House:**  The incoming traffic gate has been out of order for several months and is of major concern to the Board of Directors for safety and security.  Joe Poole has been in touch with Over Head Door in New Bern to have their representative inspect and suggest what it will take to repair this gate. Since their representative has been temporarily out of work due to a health problem and, thus unable, to conduct the requested inspection, Joe will investigate another gate system.  The Board decided to have a called Planning Meeting on Friday, January 20th at 4:30 PM in the Club House, to discuss the findings of the investigation for another gate system.

**Pool:**  No report – pool closed for the season

**Tennis Courts:**  John Ramos reported the seat from the Tennis Courts is in such bad condition that it cannot be repaired; thus, the Board approved funds for rebuilding the seat.

**Lights:**  All lights are in working order. Kevin is installing two solar-powered lights on the new sign in the Emerald Plantation entrance at the Guard House.

**Club House:**  There appears to be a possible leak and confirmed ceiling damage in the west side of the Club House which will require possible plumbing and sheetrock repair. Since Roy Staebler is quite busy, Dave will contact a local sheetrock contractor for advice on repairing the broken ceiling (“leaked area”) and possible resolutions, observations, and a proposed scope of work. Hopefully, a proposal can be made at the called Planning Committee meeting on January 20th.

**Landscaping**: The two-sided wood “Emerald Plantation” sign at the entrance to Emerald Plantation Shopping Center on Highway 58 has been removed due to substantial damage and aging. One side was salvageable, repaired and installed in the grassy shoulder adjacent to the Guard House with landscaped rock and two small palms. The EPMA Board solicited and recently received a proposal for a two-sided professionally painted sign at the entrance from a local painter for the amount of $4,425. Upon reviewing the proposal, the Board unanimously approved it and has contacted York Properties (owners of the Shopping Center) to request their approval. Upon the expected approval from York Properties, it is expected the sign can be painted sometime in February [weather permitting] with 60% ($2,655) of the cost  paid by York Properties and the remaining 40% (or $1,770) paid by EPMA.

**Planning Committee:** Meeting set for Friday, January 20th @ 4:30 PM in Club House

**Architectural Control Committee:** A proposal to allow fences in the Emerald Plantation Single Family residential areas was presented and approved:

**Guidelines for Emerald Plantation Single Family Residential Fences**

1. Fence material will be black aluminum only.

  No solid privacy fencing, wood or chain link or other types of wire fences are allowed.

  Fences are only allowed in the rear yard and no more than 50% of

  the rear portion of the side yard immediately adjacent to the residential home

2. Maximum height of 48" with the same height on all sides.

3. Gates are to be constructed of the same material as the fencing and be

  at least 36" wide. Gates should be unlocked to allow for meter reading

  and fire access.

4. Fencing shall not be located on the residential property lot line.

5. The finished side of fencing must face the outside.

6. All underground utilities need to be located prior to installation as there

  are buried electrical, water, sewer, telephone, cable and irrigation lines.

7.The EPMA HOA will have no responsibility for maintaining, repair or replacement of

  fences.

8. All fences must be maintained in good condition by the homeowner.

  Fences that become dilapidated or in disrepair will be removed at the

  owner’s expense.

9. All fences must be pre-approved in writing by the HOA.

10.Submit 2 copies of drawings of the yard or plat of survey showing the layout

  of fence,  and 2 pictures of the type of fencing to the ACC for approval.

  1 copy will be signed and returned for your records if approved.

**Web Site:** Minutes posted are up-to-date

**Social Committee:**  Plans are being made for a possible dinner in February.

**New Business:**  The Board has been asked whether or not Emerald Plantation Homeowners will allow weekly rentals in the HOA.  Myrtle Palmer will do some research and report back to the Board at the next Board meeting in February.

**Next Meeting:**  February 20th, 2017

Respectfully submitted:

Sandy Helms, Secretary