

**EMERALD PLANTATION TOWNHOME OWNERS BOARD MEETING
JANUARY 20, 2018**

MEETING CALLED TO ORDER BY GARY VACCARO

**MEMBERS PRESENT : GARY VACCARO, DEBBIE VACCARO, JOHN UNDERWOOD, ANNE MARIE MCDONALD,
BRUCE HEDREEN, DAN ALLEN AND KAREN WHITLEY**

TREASURERS REPORT GIVEN BY DEBBIE VACCARO

14,462.20 CHECKING

38,211.87 MONEY MARKET

10, 902.21 IN OUTSTANDING DUES AS OF JANUARY 11, 2018

MOTION TO ACCEPT REPORT BY ANNE MARIE MCDONALD AND SECONDED BY DAN ALLEN

SECRETARY REPORT

THE MINUTES FROM THE LAST BOARD MEETING WERE READ BY ANNE MARIE MCDONALD

MOTION TO ACCEPT BY JOHN UNDERWOOD AND SECONDED BY BRUCE HEDREEN.

NEW BUSINESS

**DEBBIE VACCARO REVISED THE RULES AND REGULATIONS AND ADDED THE AMENDMENT ABOUT EACH
UNIT THAT IS RENTED WILL NEED INSPECTIONS . KAREN WHITLEY WILL SEND A COPY OF THE RULES TO
EACH HOMEOWNER.**

UNITS 303,305 AND 403 WILL CLOSE SOON WITH THE NEW OWNERS.

**303 WOULD LIKE TO BUILD A SCREEN PORCH BUT THE OWNERS WERE TOLD THAT IT MUST BE APPROVED
BY THE BOARD AND A DESIGN MUST BE PRESENTED TO THE BOARD, ACCEPTED AND APPROVED.**

**MOTION TO ACCEPT THE PLAN AND DESIGN MUST BE APPROVED BY THE BOARD FOR CONSIDERATION
WAS MADE BY BRUCE HEDREEN AND SECONDED BY KAREN WHITLEY.**

**ROOF RATS WERE FOUND IN 301. JOHN UNDERWOOD RECOMMENDED THAT WE HAVE A PEST
ELIMINATION QUOTE FROM OUR PEST EXTERMINATOR. GARY VACCARO MADE A MOTION TO PAY FOR THE
REPAIRS TO THE VENTS AND REPAIR SCREENS.JOHN UNDERWOOD SECONDED THE MOTION. MOTION
PASSED**

JOHN UNDERWOOD WILL CONTACT GEORGE ABOUT THE REPAIRS STILL NEEDING ATTENTION.

THE MASTER ASSOCIATION WILL TAKE CARE OF THE FOUNTAIN IN THE CANAL.

**BRUCE HEDREEN WILL CONTACT GARY WOOD ABOUT THE SLABS UNDER THE DOWN SPOUTS AND HAVE
THEM REPOSITIONED.**

THE NEXT BOARD MEETING WILL BE FEB 17 AT 9:00

MOTION TO ADJOURN BY JOHN UNDERWOOD SECONDED BY BRUCE HEDREEN

