**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**January 21, 2019**

**Present:** Dave Chenoweth, Lydia Lewis, Tom Noble, Ron Webb, Myrtle Palmer, Molly Laula, Rick Stepputtis, Al Smith and Sandy Helms

President, Dave Chenoweth, opened the meeting at 6:00 and acknowledged the visitors, Al Smith and Rick Stepputtis. Minutes from the December meeting were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $84,100.35 12/31/2018

Checking account per Quickbooks: $27,849.56 1/15/2019

 *(includes amount to be transferred into reserve account)*

March – December reserve amount held in checking $16,500.00 1/15/2019

 *$15/mo x 110 properties x 8 months*

Dues outstanding > 90 days $ 2,076.71 1/15/2019

Board is in the process of addressing the outstanding dues that are delinquent by one property owner over a period of two years. A lien has been filed against the property.

Treasurer’s report was approved.

**Gate**: Good News – the welder repaired the pickets on the gates and the gates are working properly and looking good too.

**Pool:** The water pump has been installed, maintenance has resumed. The door lock to the pool house has to be replaced.

**Tennis Courts**: Due to the damage from the Hurricane, both sides of the Tennis Courts needs landscaping or suggestions on what will be the best use of these areas. To be determined at a later date since there is so much other pressing priorities that must be addressed.

**Lights:** As reported in the December minutes, Rick Stepputtis has repaired and replaced all the light bulbs in the grey light stands. Rick explained there are a couple stands, located as you enter through the gates, that need additional attention and with the Board’s approval he will attempt to update those lights. The Board approved and thanked Rick for his services to our Community.

**Club House:** No report

**Community Signs**: Need more speed limit signs (24 MPH) in the community. Dave will check into the cost for each sign and Myrtle Palmer will drive through the community and determine how many signs will be needed.

**Boat Storage area:**  A 150’ long by 6’two-sided fence has been constructed on the street side of the Boat Storage area.  More grading needs to be done before the boats and trailers can be returned to the lot.  Each slot will be 10’ wide and will hold 32 slots.  The Board thanked Evans Stout and Molly Laula for their expertise in redesigning and reworking the lot.

**Landscaping:**   No issues

**Boat Dock and Ramp:**  Al Smith addressed the Board on the necessity and importance to repair the Boat Ramp and rebuild the Boat Slips.  Discussion followed and the Board reviewed the results of the recent surveys sent to the Homeowners and Renters in the community.  It was agreed that the work must be completed as soon as qualified contractor can be retained.

It was determined that we will get bids immediately and a form will be given to each contractor that will have all the pertinent information as well as attaching a detailed description of scope of work the cost encompasses, any drawings and specifications that will be helpful for comparison.  It was also suggested that when meeting with the contractor, explain that we want the damaged structure repaired up to local and industry codes and to reflect the original structure as much as possible. It is expected that accountable contractors will demonstrate their qualifications via the scope and specificity of the information they provide on the form.

Dave encouraged each Board member to reach out to as many qualified contractors as we can find to get bids and hopefully begin sometime this year.

We will need major CAMA permits for the boat ramp and boat slips.

As reported in the November minutes, Emerald Plantation has major erosion on the sound side bank near our boat ramp that needs a seawall installed soon.  Cost for the new sea wall will be $16,500.00 and work should be started around the first of February.  There is a lot of trash in the Marsh that needs cleaning up – (wood, plastic, PVC, etc.)  Dave will check with Bobby Bright, the contractor, to see if they can assist with the cleanup.

**Architectural Committee:**  As reported in the November minutes, Dave made a proposal to the Board that in the future we should consider changing our building Covenants to address and include all future driveways to be constructed with concrete, asphalt and permeable pavers.  Permeable pavers will last longer and are more durable and more eco-friendly than concrete or asphalt.  A motion to include the permeable pavers was approved.  A motion was also made to include in the changes to the Covenants to include the approval of using tin roofing – which was approved.  Myrtle Palmer, Chair, Architectural Committee is working on the Amendments to include adding permeable pavers, tin roofing as well as new guidelines for fencing that were approved in the minutes earlier this year.

**Social:**  No report.

**Other Business**:  Dave reported the 2 panel gate on the Townhouse garbage shed has been completely rebuilt.  He also thanked Giovanni and Rachael Lantieri, new homeowners of Townhouse 202, located in front of the shed, for graciously donating the electricity to the contractor for using his power tools to complete this job.

Next meeting – February 18th at 6:00 PM