Minutes

Emerald Plantation Master Association

January 16, 2023

Present: Lydia Lewis, Darcel Browning, Donna Grady, Frank Salvo, Bruce Paetzold, Mauri Galey and Sandy Helms.

Lydia opened the meeting. Minutes from the December 19, 2022 Board meeting were approved.

Darcel Browning gave the Financial Report as of December 31, 2022:

Reserve Fund Held in Money Market $55,953.80

Operating Fund (Checking) $21,808.43

Dues Outstanding > 90 days -0-

Darcel reported we are 75% into the fiscal year and we have spent approximately $17,000.00 less than last year on our regular expenses (minus the pool and dock repairs) than at the same time last year. And we have used 77% of our overall expense budget for the year (again minus the pool and dock repairs.

In preparation for the Annual Meeting the Planning Committee will be meeting to determine the funds that will be needed for the future. Emerald Plantation is an older community and usual repairs and upkeep need to be anticipated – the Planning Committee will address those concerns and give a full report at the Annual Meeting.

Assessment invoices for the Pool repairs will be mailed out this week.

**Committee Reports:**

**Gate:** Frank reported the panel on the gate malfunctioned and it had to be reset. No further problems.

**Pool:**  Work is continuing on the pool – new tiles have been laid, starting to plaster. Lydia expressed appreciation for the Owner keeping her in constant touch with the progress being made.

**Landscape:** No report

**ACC:** No report

**Club House:** No report

**Boat Storage:** A letter will be sent to all requesting up-to-date registrations on all boats.

**Social:** Thanks to the Social Committee for taking down and storing the Christmas decorations. No Socials are being planned at this time.

No further business, meeting was adjourned.