

Minutes
Emerald Plantation Master Association
January 19, 2026

Present: Mauri Galey, Darcel Browning, Brian O'Dell, Donna Grady, Steven Johnston, Sandy Helms, Kristina Voltaire, Shelley Trujillo, Gary Vaccaro.

Opening: Mauri called the meeting to order at 6:00 P.M. The adjusted minutes from November, 2025 were approved. The December meeting was cancelled due to overwhelming scheduling conflicts around the holidays.

Treasurer's Report — Darcel Browning

The financial status as of December 31, 2025:

Reserve Fund Held in Money Market:	\$133,581.14
Operating Fund (Checking):	\$ 31,989.19
Outstanding Dues (> 90 days):	\$ 2,094.89

Darcel followed up with homeowners who are more than 90 days behind in paying their dues. There are 3 additional owners who are 60 days behind payment. Dues will go back to \$340/quarter on April 1, 2026. Shelley mentioned that the HOA dues are often inaccurate on real estate listings in the Emerald Plantation neighborhood.

COMMITTEE REPORTS

ACC - Frank Salvo

Letters have been drafted regarding the noncompliant fencing. The Board discussed details of the letters and the legal ramifications of not removing the fencing. Additionally, the Board is investigating certain Amendments to the bylaws that are not on record as filed or voted on by the Board. The Board will need to clarify which Amendments and Rules are legally binding. There is a clear violation of HOA Covenants & Bylaws with the noncompliant fencing; but the question is what has been actually filed with the County. The Board may want to review the official paperwork one more time before acting. The Board also agrees that the letters asking for remedy within 90 days should be sent out by the end of January. If no action is taken within 90 days as outlined in the letters, the homeowners will be fined \$50/month until the issues are resolved.

The following items have been or are being addressed at the request of various neighbors:

- 411 Emerald Plantation Rd – screen in or move plastic storage units. The Board will check in with the owner. At present, the home is occupied.
- 8721 Emerald Plantation Rd – screen in west side of boat that is under the structure.
- 424 Emerald Circle – potentially installing a shed; the Bylaws were verbally reviewed with the owner. The new owner will submit an ACC request before proceeding.
- EPMA-owned signs and light poles that are still gray and need to be painted white (a reflector sign at the main gate exit; a sign pole in front of the Cornett's home).

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The Board also reviewed additional concerns regarding the rules for keeping boats under carports (Section 5, Article 8); vehicles in view that exceed 5000 pounds or 219.5 inches as stated in the Bylaws (Articles 8, 10); and commercial vehicles stored in homeowners' driveways.

Clubhouse - Sandy Helms

Sandy commended everyone who has had parties in the clubhouse; the events have gone very well. Mauri stated that the trim around the windows are starting to show flaking paint. The clubhouse needs some repair—siding pieces on the roof, paint, and wire that keeps pests out has fallen away. Several minor repairs will need to be addressed this year.

Thank you to Brenda Underhill and Sandy Helms for decorating and taking down decorations at the clubhouse and gate for Christmas.

Mauri Galey reserved the clubhouse for a New Year's Eve celebration. All of EPMA were invited but the event was not sponsored by EPMA. The event was a success, and the group plans to repeat the event for 2027.

Pool - Mauri Galey

The pool is closed and is on the winter maintenance plan. CPM will clean and treat the water twice per week. In March, the Board will decide whether to renew the contract with CPM for the next pool season. Mauri asked for feedback; no further comments were raised.

Social - Mauri Galey

Welcome to Shelley Trujillo, and thank you for taking over the social schedule for Emerald Plantation. Mauri reiterated the 3 main social events for 2026—

- Saturday May 23, 2026 – Memorial Day Pool Side Celebration
- Saturday July 4, 2026 – Independence Day Pool Side Celebration
- Saturday September 5, 2026 – Labor Day Pool Side Celebration

Sandy was asked to please block out the clubhouse as occupied those days.

Tennis Courts - Mauri Galey

The nets at the tennis court need to be replaced. Mauri will follow up with Candace at EI Parks & Rec and with Wanda to see if they have a connection for a new net. Please note that when the budget and neighborhood sentiment align, the tennis courts will be resurfaced. At that time activities will be limited to tennis, pickleball, and other activities agreed to by EPMA and approved by The Board.

Gate/Gatehouse - George Gomez

The pedestrian gate was once again broken. At 3:15pm on Tuesday Jan 20, 70 West will be coming to present new options for security/gated neighborhood access. This will include options for wifi, the pedestrian gate lock, and security cameras. Brian will be at the meeting.

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The main gate posts at the entrance have been wire brushed, sanded and painted with primer and paint to minimize corrosion as the powder coating is reaching the end of its lifetime. Thank you to Al Smith for suggesting this work be completed.

Landscaping/Lighting/Irrigation - George Gomez

Sixtos is still on a bi-weekly maintenance schedule. His contract is also up for renewal this year. George will need his insurance information for the new year if everyone decides to go with the contract renewal. George will confirm with him. Wire Pros lit the dock and there are some issues that need to be resolved. The light post at the beginning of the day dock is also not working. The wire was cut when the day dock construction occurred. The light post by the Creeches' house is also nonfunctioning. Additionally, there are issues with a couple of lamp posts on lease with Carteret-Craven Electric. The Board members still need a map of all of the irrigation/valve points in the neighborhood and to get them pointed in the right direction and on the right timing schedule. The schedule has been repeatedly changed by someone; the lockbox needs to be engaged to prevent this. The irrigation points will be investigated by the Board before considering engaging a professional irrigation company to remedy the issue. Darcel stated that an irrigation map of the neighborhood already exists but needs to be found. George has seen the map as well. Mauri will work with George to produce an irrigation map. One of the sprinkler heads that is of concern is over by the pool. Sometimes when people drive over the grass, it breaks sprinkler heads near the road. George suggested adding a post or rocks in that spot to discourage driving on the grass.

Community Involvement and Special Projects - Mauri Galey

The Board will be planning several volunteer work weekends in March of 2026. There are some key projects that community members can complete as neighborhood to help maintain Emerald Plantation:

- Picnic table and kids area – clean up and re-stain wood where needed.
- Pool wooden fencing – level the fence where it is sagging, place supports under it, repair and paint the fence.
- Wall along the pool between the club house deck and the pool – repair wood along the top of the wall. Paint the wood and wall.
- Ramp to clubhouse – secure the railing.
- Plantation Drive – move a sign from one of the intersections at Emerald Circle and Plantation Drive to the roundabout to help people know where Plantation Drive begins.

Mauri reiterated that the HOA limits its liability by keeping the neighborhood projects simple.

Dockmaster/Boat Storage - Gary Vaccaro

A 21' boat is currently set to go into space #32; the spot is too small for the boat. Gary needs to move 3 boats to accommodate everyone's crafts. Carmine Barelli has a 17' john boat that will go in spot #32 with 1 month's notice. Marvin Sessions's boat will also need to be moved. Gravel

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needs to be added to the boat storage, and 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. There are still two small unoccupied spaces in the secondary storage lot by the townhouses.

Boat Ramp/Day Dock

The water lines have been drained for the cold weather.

Capital Planning Committee - Frank Salvo

Frank continues to keep the Capital Plan updated. The Board are using this as an active planning tool so that they can keep EP a first class neighborhood using a reasonable investment.

Old Business

—Canal fountain pumps: no update. Donna will look into a different solution. Bar 1957 has been using a “Pond Boss” fountain that costs \$535 with a plastic cage that cost an additional \$10. The Board will need to discuss whether to turn on the fountains again in the spring, because some work will need to be done to get them in working order. The area is wired for 220v on the light posts down by the canal. The old fountains cost about \$2800.

—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 was crafted by a specific company and are proving to be too expensive at an estimated \$3000.00. The Board discussed the shopping center management covering some of the cost and/or possibly taking the signage down completely—Mauri has not heard anything after reaching out 3 times. He will try a different contact, Debra York. Frank received a quote from Cedar Point Signs to complete the work for \$1700.00.

—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

Lights that Laney's are having put by the gate—still not sure of the schedule to get them installed, but it is in the works.

Meeting was adjourned at 7:18 P.M.