Monthly meeting of the Emerald Plantation Town Home Owners’ Association

Saturday, January 9, 2016

9:00 AM, Emerald Plantation Club House

Members Present: Gary Vaccaro, President. Bruce Hedreen, Vice President. Debbie Vaccaro, Treasurer. Anne-Marie McDonald, Secretary. Kim Whitley and Barbara Barnes, Members at Large, and Robert Barnes.

Minutes from the November meeting were read and accepted. Motion was made by Barbara Barnes and seconded by Bruce Hedreen. All were in favor.

Treasurer’s Report: This is as of January 8, 2016

Checking Account: $28,720.34

Money Market Savings Account: $83,181.02

Total: $111,901.40

There is a total of $70,122.70 in unpaid dues and assessments as of this date. There are five homeowners in serious debt to us, more than $3,000.

The treasurer’s report was reviewed and accepted by a unanimous vote.

Insurance: Karen Whitley is in charge of these. She will start levying a fine of $25.00 per month to those homeowners that are not supplying her with the declaration page for insurance coverage.

Robert Barnes volunteered to provide the information to start the procedure to file leans on the properties that are not paying their dues and assessments. Bruce made the motion to accept this, Karen seconded it and it passed unanimously.

Construction: James Nestor needs liability insurance in order to work on the townhomes. He has workman’s compensation.

A motion was made that Mike New be consulted about the roofing/siding and painting since the contractor that was under consideration does not seem to be interested. A new quote was requested. Motion made by Barbara Barnes, seconded by Karen Whitley and passed unanimously.

The mattresses placed on the balcony of 101, need to be removed. The contractors are aware of this and it should be done in the near future.

Gary Wood needs to remove the dead bushes on the property. This should be accomplished during the winter months.

Motion was made to adjourn the meeting by Bruce Hedreen and seconded by Anne-Marie McDonald. It passed unanimously. The next meeting will be held on Saturday, February 20, 2016, at 9:00 AM in the Club House.

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