Emerald Plantation Master Association, Inc.

Monthly Board Meeting

July 18, 2016

Present: Dave Chenoweth, Al Smith, Kevin Hanratty, Anne Marie McDonald, Joe Poole, John Ramos, Roy Staebler, Myrtle Palmer, Tom Noble, Sandy Helms

President Dave Chenoweth called the meeting to order and welcomed new Board member, John Ramos.

Minutes from the July 7th special called meeting were approved.

Treasurer’s Report: Al Smith gave an overview of the budget and expenditures for 2016, to familiarize the new Board members and those who were in attendance representing various committees, of the financial status for the remainder of the 2016-2017 year.

Checking account balance $22,362.00

$15,500 has been moved to the Reserve Account –

New Reserve Account Balance: $120,395.25

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** Joe Poole reported that a new key pad and posts have been installed and the new code is #2323 instead of the old \*2323. The surveillance camera in the Gate House will be moved to a better location to get clearer pictures of the entrance and new key pad. Anne Marie McDonald thanked Joe Poole, Kevin Hanratty and Dave Chenoweth for their tireless work in getting the new equipment installed and that we are very fortunate to have these three highly technically skilled men willing to give up their time and talents to improve our community. A special thank you was expressed by the Board members and the others in attendance.

**Pool:** Anne Marie reported the pool is in good shape. Dave Chenoweth painted the pool house this week. She also reported that the tiles around the pool will have to be replaced at the end of the pool season and the pool will have to be repainted before the 2017 season.

**Tennis Courts:** Anne Marie reported the center straps have been purchased and will soon be installed. John Ramos and Dave Chenoweth will be working to get a viable solution for filling the cracks in the court.

**Lights:** Kevin Hanratty reported that lights throughout the community are being replaced as needed. AnneMarie McDonald made a motion to install two motion detection lights with SIM cards to be placed on each end of the Pool House to help with surveillance of the pool during after hours. Joe Poole, Board member, has the N.C. Alarm license that will be used to comply with N.C. law. Approximate cost $159.00/each light. Motion was seconded and it was passed. Myrtle Palmer will order the lights and give to AnneMarie to have installed by Kevin Hanratty.

**Community Signs:** Dave Chenoweth has been in touch with representatives from York Properties, (owners of the Shopping Center). One new Yield sign and one new Stop sign are being installed by York Properties. The large Emerald Plantation entrance sign is scheduled to be repainted. As you enter Emerald Plantation from off Highway 58, discussion on where the City street ends and the Emerald Plantation street begins followed. Dave Chenoweth is contacting Frank Rush at the Emerald Isle Town Hall to get the proper information and will report back to the Board.

**Landscaping:** Al Smith reported that the canal has been sprayed to kill the algae. He advised we need to hire someone to get into the canal and clean out the cups, trash, etc. The canal above the Emerald Plantation area is also stopped up with trash and needs to be cleaned. Roy Staebler and Kevin Hanratty will investigate who actually owns or is responsible for that area? Al and Bernie Cleckner (Landscape Contractor) will meet tomorrow morning and he will see if someone in his employment will be interested in doing the cleanup in our section of the canal.

**Planning Committee**: Al Smith – no report at this time.

**Architectural Committee:** Roy Staebler, Tom Noble and Myrtle Palmer will meet next week to discuss and start working on a proposal for the board regarding fences in the community.

**Web Site**: No Report

**Social Committee:** Sandy Helms reported that a Pig Picking Social is being planned for the Labor Day weekend. Further plans will be announced at the next Board meeting.

**Other Reports**: Al Smith advised that our attorney, Frank Irwin, has been invited to attend the August Board meeting and encouraged Board members to be prepared to meet with him and get answers to areas of concern in the community.

**Unfinished Business:**

It was mentioned that the window sills in the Gate House and the Club House need to be top priority for repair this year to prevent further deterioration. Roy Staebler and Kevin Hanratty agreed to meet and start working on a plan to cover this work.

Kevin Hanratty will make a placard for the gate key pad with the new entrance code.

Dave Chenoweth advised he will be staining the substation panels.

Anne Marie McDonald nominated Kevin Hanratty to fill the position of Vice President of the Board. Kevin was unanimously approved by the Board to be Vice President.

**New Business**: President Dave Chenoweth encouraged each member present to talk to their neighbors and encourage them to step up and get involved as volunteers to help improve and beautify our community.

Dave Chenoweth presented a Project Work Order to the Board to provide and enhance safety and aesthetic curb appeal for the pool house ground perimeter accent and club house entrance for a cost of $352.25. After much discussion the Board the suggested that in place of using River Rock to use appropriate paving bricks. Work Order was approved.

Kayak Ramp: Tom Noble advised that the least expensive Kayak Ramp would be $3,000. There is no money in the budget at this time to cover this expense and it was tabled until later this year or perhaps will be included in the budget for 2017. The Board definitely would like to keep this item active.

Pictures of the Community : Anne Marie will ask Bruce Hedreen to take pictures of the community and put on the Website.

No further business, meeting was adjourned.

Respectfully submitted,

Sandy Helms, Secretary