Emerald Plantation Master Association, Inc.

**Special Called Board Meeting**

July 7, 2016

Present:  Al Smith, Ed Cox, Anne Marie McDonald, Dave Chenoweth, Kevin Hanratty, Joe Poole, Tom and Dixie Noble and Sandy Helms.

Dave Chenoweth opened meeting.  Al Smith stated that Victor Wilson, President of the Board, moved from Emerald Plantation, therefore resigning from the Board and a new President must be elected.  He made a motion that Dave Chenoweth be elected President, the motion was approved.

Minutes from the June 9 meeting were approved.

Al Smith, Treasurer, gave the following report:

July 1, 2016 – Checking account balance $34,789.65

Reserve Account $104,853.00

Of the $34,789.65, $15,147.00 will be transferred to the Reserve Account making the Reserve Account $120,000.00.  Treasurer’s report was approved.

Gate:  Joe Poole reported a new key pad and post have been ordered and will be installed upon arrival.  He also reported the exit gate arm motor has failed, a new motor placed on order, and it also will be installed upon arrival. In addition the type of gate arms are under study and will be replaced once the study is complete.  The total project is estimated to cost about $2600.

Pool:  Anne Marie reported that there have been several incidents with people entering the pool and trashing areas after pool closing at 9:00 PM.  Discussion followed and a recommendation was made to consider video surveillance.  Also, the board reviewed the present pool guidelines and made changes due to these incidences.  These guidelines have been posted and compliance is expected by the board.

Tennis Courts:  The courts have developed cracks due to age and ware.  A plan is being developed to reconcile this issue.  Dave Chenoweth will also purchase and install a new median strap for the tennis net and repaint the tandem seats, both of which need attention.

Landscaping:  Al Smith reported an algae buildup in the canal.  Because of this contact was made with the canal contractor and chemicals to offset the algae bloom are to be soon dispersed in the canal.  This is normally done twice a year.  A discussion followed regarding cleaning out the trash that seems to accumulate in the canal. Consideration is being given to addressing this issue with the shopping center.  Also, three small palm trees around the clubhouse area died over the winter months and have been removed.  It was decided three muhly grasses be planted in those areas.

The new Architectural Committee was formed and will soon be meeting to discuss and make recommendations to the Board.

Sandy Helms will be meeting with her committee and making plans for a Labor Day social.  Further details will be announced at a later date.

There have been several new committee members identified and Dave Chenoweth will personally get in touch with each member and invite and encourage them to attend regular scheduled Board meetings.  Kevin Hanratty, Dave Chenoweth and others will meet for a few hours this Saturday morning to begin painting, installing lights and identifying areas that need special treatment and repairs.

**New Business**:  A special board meeting was held to address replacing the new vacancy on the EPMA Board.  This term will be for one year.  John Ramos was approved to fill this vacancy.

Next Board meeting will be Monday, July 18, 2016 at 6:30 P.M.

Meeting was adjourned.