**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**Date: July 15, 2019**

**Present:** Dave Chenoweth, Myrtle Palmer, Lydia Lewis, Brenda Payne, Ron Webb, Dan Allen, Dixie Noble, Kevin Kimmel, Sandy Helms

Visitors: Molly, Dave Branch, Pastor Braswell, Emerald Isle Baptist Church and Tim Taylor

President, Dave Chenoweth, opened the meeting and introduced guests:

David Branch made a proposal to the Board to set up the Club House with Internet and a large TV so every Thursday and Saturday the Club House could be open to the residents to watch the football games in the fall and basketball games in the ACC tournament seasons. He suggested that everyone bring in a covered dish and beverages of their choice. It was decided that the co-chairs, Lydia Lewis and Brenda Payne will meet with David and further information/expenses/recommendation, etc. be discussed and brought before the Board for a final decision to be made.

Molly asked the Board to consider eliminating smoking around the pool. After further discussion it was decided that a place at the far end of the pool close to the restrooms be designated as a smoking area and proper cigarette disposal containers be used. Dixie will investigate cost for containers.

Freddie Braswell, Pastor, Emerald Isle Baptist Church and Mike Taylor, Trustee of Emerald Isle Baptist Church were introduced to the Board. The purpose of their visit was to discuss property lines between Emerald Plantation development and Emerald Isle Baptist Church. It seems the new EP sign at the Gatehouse is on their property and some of their parking is on EP’s property. Also, on Sunday mornings cars are parked on the hill right outside the outgoing gate thus creating problems getting out of EP property. After much discussion it was decided that a survey should determine the lines and then an agreement will clearly establish property lines. This will provide both the church and the EP HOA (1) the right of “use” to suit their current needs (EP HOA sign left where it is and EI BC continuing to use certain parking spaces) and (2) provide any necessary hold harmless protections for both parties. Myrtle Palmer will work with Mike Taylor on obtaining surveys, etc. and will report back to the Board at the August meeting.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $ 69,308.34 06/30/2019

Checking account per Quickbooks: $ 19,765.94 07/15/2019

 *(includes amount to be transferred into reserve account)*

April – June reserve amount held in checking $ 6,600.00 07/15/2019

 $15/mo x 110 properties x 3 months

Dues outstanding > 90 days $ 412.47 07/15/2019

**Gate**: The key pad was struck by lighting and had to be replaced. This change resulted in not being able to use the # sign when using the key pad. A sign was put up at the gate indicating the change. Remotes are not affected and will not have to be changed.

**Pool and Club House:** New umbrellas were purchased and installed. There are several places on the ceiling of the Club House that need to be repaired. Myrtle Palmer will be getting estimates.

**Tennis Courts:** The chain link fence by the boat dock will be installed soon and the same company will repair the fence at the Tennis Court as well as install the 6’ bollard in front of the gate posts at the EP entrance.

**Community Signs:** Two new signs were installed adjacent to the new speed bump in the Townhouse parking area – the new signs indicate “Slow Children Playing”.

**Streets**: There appears to be a “potential sink hole” on the street in front of Gil Lowery’s house – 405 Emerald Circle. Dave will contact East Coast Builders to have someone come out and and provide a cost estimate to repair.

**Lights:** no issues

**Boat Storage Area: (**see landscaping)

**Landscaping:** There is a dead tree on Emerald Circle – Dave will get Sixtos to have it removed if it is on community property. Also, weeds in front of the new fence at Boat Storage need to be sprayed. Complaints that the irrigation sprays need to be adjusted. Sandy will contact Bernie Cleckner to adjust spray heads.

 **Architectural Committee:** No issues

**Boat Dock and Ramp:**  **Sea Wall** – The contractor nees to put in one last coil that is recommended by the inspector and engineer – this is to be completed this week. Dave spoke to Aqua and they will supply any available sand they have from their excavated hillside, to be used as a portion of the backfill for the Sea Wall - once we have the final inspection. After the final inspection and the Sea Wall completed we will put out bids to have the steps built, the electricity on the walkway to the Boat Slips installed.

**Boat Dock**: There are several areas that need to be reinforced on the new Boat Slips – Dixie will contact the company and have the work completed as soon as possible. Water lines to the Boat Dock need to be reinstalled – Dave will contact Bernie Cleckner.

**Boat Ramp:** After much investigations, inspectors, etc. it has been determined that a new Boat Ramp will be very expensive - $200,000 to $250,000 and for the first time, we will have to have an accessment to secure the money to rebuild. CAMA’s agreement to rebuild in the same footprint is only good until 9-19-2019 – after that time we will have to go through many different controls to get a permit to rebuild the boat ramp. A decision by the total homeowners must be made – we have 102 property owners and we must have 66 2/3% agreement from all homeowners before making the final decision. A letter will be sent out this week to each homeowner to determine what we should do and are they willing to be assessed?

**Social:** A social will be held Labor Day weekend – Saturday, August 31, 2019.

**New Business:** President, Dave Chenoweth, submitted his resignation as of September 1st, 2019. At the August meeting he will present to the Board all his contacts and information he has obtained through out his administration. He expressed his desire to spend more time with his business, his family and hopefully traveling. He suggested that perhaps we could appoint Co-President to finish out this year?

No further business – meeting adjourned.