**Minutes**

**EPMA Monthly Meeting**

**July 20, 2020**

**6:00 PM**

**1.  Open meeting and review Agenda and Minutes: Lydia**

  Lydia opened the meeting at 6:00.  Present were: Lydia Lewis, Dixie Noble, Gil Lowery, Myrtle Palmer, Kevin Kimmel, Brenda Payne, and Molly Laula to take notes for Sandy Helms (absent).

**2. Treasure report: Dixie Noble**

In reserve-$161,447

In checking-$39,040

New savings will be opened with Kevin and Lydia being added to the account.  Documents to sign are coming in the mail.

It was decided by board to transfer $6,600 quarterly to reserve.

Uncollected-$750

**3. Committee Reports: (discussions, decisions)**

**Gate: Kevin Kimmel**

 Jason from 70 West will repair the present gate.

 Myrtle called “the” fence company, they will replace the entry gate and it will be an additional 10 inches-to eliminate the gap.  The cost will be $3,865.99.

 Garris Evans will send a check to the EP HOA for gate and installation.

 EP HOA will store the old gate when removed.

 Lydia made a motion to approve the purchase of fences along the EP entry way for $7,400. Kevin approved the motion, Gil seconded it. The vote was 4 approved, 1 opposed, 1abstained.  The Board asked for a second estimate and that will be obtained.

    **Pool: Dan Caswell**

 Molly relayed a message from Dan that the board needs to decide relatively soon what repairs are desired this fall, as it will be important to get on a schedule for repairer.

 Myrtle looked into 2 pool chair companies.  Carolina Coastal Supply offers the following choices: $210 for a new chaise lounge ($1,050 for 5), $128 for recycled (painted, fixed and re-strapped), $74 to re-strap our lounges.

 The on-line company in Florida offers basket weave chaise lounges, $159 each when ordering 5.  The board decided to order 5 chairs with white frames and tan straps.

 Kevin will repair the broken rocking chair.

 The board will walk around pool and look at chairs and make a decision later on repairs/replacements.

 Pool hours are back to 9:00 am to 7:00 pm. due to adverse noise levels after 7

    **Lights & Irrigation System: Rick Stepputtis**

 Myrtle and Rick repaired a sensor in a light outside of club house.

 Molly asked for a resident why the sprinkler system down near the dock was disconnected.  Due to new landscaping all of the system was cut off permanently.  Rain water seems to be satisfactory for the amount of communal grass.

    **Landscaping & Tennis Court: Gil Lowery**

 There was a discussion about the sink hole down by dock. Netting and more rocks are needed, but a decision will be made after more rain.

 A discussion re: a power outage and the gate.  2 to 3 people will learn how to unlock the system to open gates to tie them open.  The board will text each other when need be.

 A pest control company has been called re: the hornets nest by gate house.

 A discussion was had re: the cracks in the tennis courts.  The cracks need to be dug out and filled with silicone.  It was decided to wait until fall and organize a community work day Saturday October 3.

    **Architectural: Myrtle Palmer**

 Myrtle sent out 3 letters to residents who have been negligent on upkeep of property.  All three lots have responded, awaiting painting on one property that is scheduled for painting early September.

 Lot at 411 EP Circle has sold and has been approved for building.

 Lot at 414 EP Circle has been approved for building.

    **Boat Storage:  Molly Laula for Evans Stout**

 Lydia’s Al will put up 2 trail cams, as someone is stealing gas from boats.

 Another discussion was had re: wave runners, etc.  They are considered ocean craft by NC and must be licensed.  Therefore they qualify for storage in the boatyard.  Molly questioned whether we could extend the boat yard to the north, where there are trees and bushes. No conclusion.

**Committee for Community Involvement: Kevin Kimmel**

 It was decided to have a community work day October 3, 2020.

**4. Old Business:**

**Budget ready for 2020-2021**

**Changes to Rules & Regulations, Covenants and Ordinances to be voted on at Annual Meeting?**

**5. New Business: Lydia**

Lydia read a letter sent to the board from Anonymous.  Among multiple complaints were complains re: late noise at the condos and excessive articles left in yards.  Lydia will talk to Gary again.  If he is not successful at removal of excessive articles in yards, the board will take action.

Meeting adjourned at 7:45