



Minutes Emerald Plantation Master Association July 21, 2025

Present: Mauri Galey, Darcel Browning, Brian O'Dell, Frank Salvo, Donna Grady, George Gomez, Steven Johnston, Bruce Paetzold, Malcom Mead, Molly Laula, Megan Bowen, Monica Wertman, Gary Vacarro, Sandy Helms.

Opening: Mauri called the meeting to order at 6:06 P.M. The adjusted minutes from June 2025 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of June 30, 2025:	June	May
Reserve Fund Held in Money Market:	\$69,775.75	\$ 60,975.23
Operating Fund (Checking):	\$37,881.80	\$ 35,044.22
Dues Outstanding (> 90 days):	\$ 351.22	\$ 473.59

Positive progress on our financials. We are working to build the reserve back to our target minimum following the installation of the new day dock while maintaining proper maintenance on our amenities. When using online payments or writing checks be sure to make it payable to EPMA.

COMMITTEE REPORTS

ACC - Frank Salvo

411 Emerald Circle is installing hard scaping along the east side of the home.

A large tree branch from 8709 Emerald Plantation Rd. has fallen and a large part of it landed in the back yard of 8711 Emerald Plantation Rd. No structural damage is visible, however the residents of 8711 have asked 8709 to clean up the branch. The Board has explained neighborly responses and helping each other are recommended. Local laws dictate that each party would clean up their own property in the event of natural tree fall. July 15th is the start date for having 30 days to agree and act on the cleanup.

July was set as the month The Board would take a deeper look into the fencing requirements.

The following is from our bylaws:

Original: No fences of any kind are allowed.

Updated: *Black Aluminum fencing was authorized.*

The issues we are having are:

- Owners have erected opaque privacy fences on the property lines between various lots.
- Clarification is needed around screenings attached to houses versus on the property line structures.

During the meeting we talked about reviewing the by laws and what people would like to see. The consensus was that we like having screening around things like trash cans, outdoor showers, etc. The neighborhood would prefer not to have opaque fencing along property lines. There was discussion around using wood as fencing material. This will be carried forward. A change in the bylaws will require a neighborhood vote. For now, bylaws will be enforced as written.

Clubhouse - Sandy Helms

There were several successful events last month. Ladies' night will be Thursday July 24, 2025, from 4:30 to 6:00. July 26th a memorial service will be held. The Clubhouse is booked for August 30th for the EPMA Pool Side Celebration and barbecue. The external screening around the eaves needs to be repaired to keep animals out of that space. We also need to secure the banister along the ramp up to the clubhouse.



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Pool - Mauri Galey

One of the underwater lights in the shallow end was knocked out of its socket. It has been remounted. These lights only have one anchor bolt. Residents, please be sure not to loosen this bolt as part of playing in the pool.

Pool Safety Rope – the pools safety rope is a safety device to define the shallow and deep ends. Please do not tamper with it, sit on it, or move floats to one end. The pool safety rope must remain in place during recreational swimming hours of 9 until dusk. Do not take it down to swim laps during this period.

Several people have asked me to remind our neighbors that the pool water is not for drinking or gargling. Please refrain from purposefully taking the pool water in your mouth and spitting it back in the pool.

In July, a couple of replacement pool passes were sold. They are \$5.00 each and can be purchased from Mauri. Please have proof of residency to get a pass.

Swimming Lessons - This summer one of our residents has been teaching people to swim. The announcement to provide swimming lessons was put on our Facebook page at the beginning of the swimming year. It stated times and locations could vary. As the summer progressed, we have received equal numbers of likes and dislikes for this service. In the past outside vendors have been okayed to teach swimming lessons to residents of EPMA. The bylaws do limit business operations in EP.

We discussed this at length during the meeting. Approximately half of the commenting neighbors were for lessons. Approximately half were against.

Comments against varied and included too much liability, it is against the bylaws, and it could lead to other businesses such as scuba lessons in the pool or boating lessons from the dock. Too many vehicles at the pool, giving out the gate code to non-residents, families of those learning using the pool before, during or after lessons were concerns.

Comments for varied and included the instructor is excellent and we need people to learn how to swim. The instructor lives here and should be able to use a waiver signed by learners or their parents to teach this life skill. The learners park behind the pool and follow instructions. Having a CPR-certified instructor in our pool improves daily safety.

After deliberation, The Board instructed the swim coach to discontinue lessons within 30 days.

Social - Mauri Galey

The Fourth of July Poolside Celebration was a tremendous success. Thank you to Blake Boykin and his team for preparing the barbecue. Thank you to Stewart Baker, and all who donated, for the addition of live music by Big Sam and Company at poolside.

Saturday August 30th will be our Poolside Celebration in honor of Labor Day. Bruce Paetzold and Clayton Hill will be manning the grill/smoker to prepare the pig. Rumor is there is a chef's contest going down! We will ask Moore's to deliver chicken tenders for the kids and EPMA neighbors are once again asked to bring side dishes and deserts to fill out the menu. Food serving time will be targeted at 2:00 and updated as we get closer to the event.

Tennis Courts - Mauri Galey

No update other than the courts are getting more use this year. Both tennis and pickleball are being played.

Gate/Gatehouse - George Gomez



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Frank Salvo was able to get the main entrance and pedestrian gates back up and working. Please remember to press C before you press the code.

7.15.2025 bi-annual maintenance was performed on the vehicle gates. No repairs were required.

Landscaping/Lighting/Irrigation - George Gomez

The fence line along the east side of our property had to be retreated for weeds. In the past weeds overgrew the fence and caused damage to it.

CCEC has been out to replace the overhead lights that were not working. We do not have a further update on the project of getting the lower wattage bulbs on some of these lights.

Gary Woods, the landscaping contractor for the townhomes, let us know there are several irrigation valves that are not completely closing when they are off. Repairing or replacing these would save some water and allow the roads to more fully dry between watering cycles. Gary said he believes the watering time is set to 90 minutes. We want it to set to 30.

The irrigation times have been adjusted so that different zones come on at different times. We should check w Rick S. Sixtos, and Gary W. and make a chart of the zones, on/off times and run times for future references.

Dean McCormack – last week he came to mow his lot and said it was too overgrown for his mower. He will be back with a bush hog. He also intends to clean the weeds off the canal wall as part of the cleanup. Dean plans to mow this every other week to keep it kempt.

Community Involvement and Special Projects - Mauri Galey

No update.

Dockmaster/Boat Storage - Gary Vaccaro

Two larger boats in the secondary storage lot have been moved to the main lot to make room for a smaller boat in the secondary lot. Four new name signs are being put up so the new owner's slots will be properly marked. Thank you to George Gomez for making the signs.

A little bad news, two trailers were bumped in the main lot. Neither trailer received any permanent damage but both trailers were moved about 1 foot. Please take your time and use a spotter if you need to when moving your trailers.

There are no storage slots in our community that accommodate a boat/trailer longer than 24'. There are several slots that do not seem to be being used. If you have a slot and no longer use it, please let us know. The Board will be working to set some guidelines around boat/trailer storage. We feel that if one is not using the spot, they should give it up. We also feel we need to limit the length of boats/trailers being stored due to the slot sizes/shapes. Finally, owners should realize smaller boats/trailers must go in the smaller slots.

In March of 2026 if we have more owners wanting boat storage than we have slots a lottery will be utilized. Each property will be given one chance in the lottery. We will draw for storage spaces until all slots are full. If you own/rent one property and pay one set of dues, you get one chance. Only owner or renter can have the spot. If you own two properties and pay two sets of dues you would get two chances, etc.

Boat Ramp/Day Dock - Brian O'Dell

DAY DOCK - The new day dock has received much appreciation for its appearance construction and layout. It was designed to keep the main construction components as much out of the salt water as



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possible. The past dock often had finger piers in the water at high tide. Two of these finger piers eventually broke off. The community feels the current finger piers are too high for families to easily board during low tide. The discussion of solutions was made during new business and then enclosed in the minutes herein. The Board voted to take Harber Marine's recommendation to install boarding platforms along the sides of the finger piers. Thank you to everyone for your input directly to The Board, via Facebook and attending the meetings. Details of the ideas are on page 5 and 6 of these minutes.

BOAT RAMP – Brian is having some contractors assess the dock. Bruce P. reminded the group that in the past The Board authorized \$10k per year to rework the parts of the dock that needed repair. The current budget has \$3k in it to replace worn boards on the top of the ramp. The water side end of the dock recently has been repaired to reduce the slope and add concrete at the launch point. The land side of the ramp is the next part to be reviewed.

Capital Planning Committee - Frank Salvo

Frank stated that the Board needs to look at building the future boat ramp repairs into the capital plan. The Board also needs to see the scope of work that will need to be done in the next several years. The roads will remain the big cost priority going forward. Mr. Creech commented at the Annual Meeting that it was his opinion that if the deck at the clubhouse was re-stained, it would last another 3-5 years before needing replacement.

Old Business

—Part of the retaining wall by the townhomes needs some maintenance. This is an area where a tree was removed, a planter removed, and a parking space added. The wall was not properly rebuilt during that process.

—Canal fountain pumps: pump company said they could not fix it.

—Document guidelines/record keeping – The Board would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. No update.

—Mauri mentioned that an attorney he spoke with could also organize the Bylaws, Amendments, and Rules and Regulations into a searchable, tightened-up format that is easier for everyone to understand. The Board thinks this is a good idea, but there is no update. Mauri will try to get a ballpark quote on this in the next few months.

—Painting and refinishing the small street signs and large Emerald Plantation sign by the traffic lights. The new logos are here. The new Emerald Plantation Rd sign is here. The replacement of the letters on the large EP sign, crafted by a specific company, is in progress but there has been no update. Brian stated that the shopping center bears 60% of the costs for road maintenance, etc. No updates on the roundabout signage.

—Brian suggested using trail cams or something like beef security up at the main gate rather than traditional Wi-Fi security cams. A price comparison needs to be made with these two options. No update.

New Business

Kayak Storage –

Several neighbors have commented they would like to have kayak storage down by the day dock. Since we do not currently have this amenity starting it will require someone(s) to champion this project. This means coming up with a location, a design, a build plan, financing, and management plan for the new amenity. With 109 properties in EP, we would have to deploy a lottery approach so that everyone has an equal chance to use the storage area. A community vote would be required to create this new amenity supported via the neighborhood dues program.

Who will champion this project? Bruce and Susan Carter have said they will help champion this project. They will not be able to get started until next spring. We know there are several others



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who have said they would like to get a kayak storage site down close to the day dock.

Location – positioned close to the kayak launch but not blocking the traffic flow or view of the water. A suggestion was made that the storage could be on the water off to the side of the dock.

Design – how many kayaks would be stored, stored horizontally, vertically, strapped in place in case of wind. Molly Laula has some designs with their costs that were done in the past. She is willing to get copies to those who will be leading this project.

Financing – since this is not a current amenity it would have to be financed via donations, or we would need to vote for a new amenity and a budget for it.

Managing – with 109 properties we would need a way to manage this new amenity.

Day Dock – increasing accessibility: adding boarding steps, adjusting finger pier height?

The old day dock failed over time. Harbor Marine built the new day dock to allow for maximum life in the saltwater environment. One of the principles was to keep the main structure out of saltwater as much as possible. In other words, to keep the walkway, platform, and finger piers above the water line during low and high tides. Over the past few months, we have measured the distance from the finger piers to the water line and demonstrated the step off heights at low and high tide.

The Board also checked docks on our neighboring communities and found all the permanent structures were within 6 inches of their height. Only one other dock created a lower pier, and it was for swimming. Also notable is that our boarding platform at the boat ramp has been considered the right height and it is 13 inches below the current finger pier height.

The boating part of our community has been together in saying the finger piers are too high by about 12 to 18 inches. We received pictures, videos, and emails with thoughts. Today's discussion is about what solutions make the most sense.

Potential Solutions

Solution	Pro	Con
Ladders – two ladders were put in place. These were deemed best for water access versus boating access.	Allow main structure to remain out of the water.	Cannot carry gear/children/pets up and down. Requires physical dexterity.
Adding boarding steps of 8' x 2' hog slat material at the front of three of the finger piers along the side and the center finger pier at the end.	Allow main structure to remain out of the water. Allow one to load and unload gear/children/pets.	Only gets 4 of the 8 slips completed.



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<p>Adding boarding steps along the side of the finger piers. These would be two treated 6x6 bolted to the pylons. Length would be 8 feet. Width would be 11 inches. An aluminum boarding handle and steps up from the platform to the finger pier would be included.</p>	<p>Allow main structure to remain out of the water.</p> <p>Addresses all 8 slips.</p> <p>Allow one to load and unload gear/children/pets.</p>	<p>Requires two steps up and down from main pier.</p> <p>Reduces width of slip by 11 inches.</p> <p>Bolts on the boarding steps will have to be replaced over time.</p> <p>NOTE: slips are currently 14 feet wide. Trailer-able boats are 8'4" max beam.</p>
<p>Install boarding steps along the sides of the inner finger piers and lower the end two finger piers by 13 to 15 inches.</p>	<p>Allows most of the main structure to remain out of the water.</p> <p>Gives three slips the lowest widest access.</p> <p>Gives all slips boarding platforms.</p> <p>Allow one to load and unload gear/children/pets.</p>	<p>The two end piers will be in the water during high tide, and the bolts will rust and have to be replaced.</p> <p>Reduces width of 5 of the slips by 11 inches.</p>
<p>Re-slope the entire dock to lower all finger piers providing no steps to any access points. Target of lowering the finger piers 20 inches.</p>	<p>No steps along any of the docks.</p> <p>Retains full slip width for all slips. Retains ADA compliance.</p> <p>Allow one to load and unload gear/children/pets.</p>	<p>Would put the structure in the water at any tide above 1.8 feet or about once per day.</p>

At 7:04 P.M., a motion to close the meeting was approved.