

Minutes
Emerald Plantation Master Association
July 20, 2026

Present: Mauri Galey, Darcel Browning, Frank Salvo, Brian O'Dell, Donna Grady, Sandy Helms, and Kristina Voltaire, Secretary; Steven Johnson, Shelley Trujillo, Annamarie Mead, Gary Vaccaro.

Opening: Mauri called the meeting to order at 6:04 P.M. The adjusted minutes from June, 2026 were approved.

Treasurer's Report — Darcel Browning

The financial status as of June 30, 2026:

Reserve Fund Held in Money Market:	\$206,314.46
Operating Fund (Checking):	\$ 32,683.08
Outstanding Dues (> 90 days):	\$ 2,472.10

COMMITTEE REPORTS

ACC - Frank Salvo

The Emerald Plantation Master Association ("EPMA") owner of 8738 Emerald Plantation Road communicated that she has received notice requesting approval to clear the lot located at 8810 Sound View Court in Emerald Landing all the way to her retaining wall, along with a note that her retaining wall may be on the property of EPMA.

The GIS maps show that there is common land between these two lots: a 15 foot strip owned by Emerald Landing and a 10 foot strip owned by EPMA. The 8810 owner wants to grade into both of them, and the work is to be done by Ricky Taylor. (The lots in review are the farthest west lot in EPMA and the farthest east lot in Emerald Landing.) The Emerald Landing ARC Members have been informed that EPMA would need to approve any changes to the property owned by EPMA. It is not the Board's intent to allow any dunes or vegetation to be removed from common grounds.

The Emerald Isle planning department (planning@emeraldisle-nc.org) and the 8810 Sound View Court lot owner have been communicated with via email. There was a subsequent meeting held at the 8810 Sound View Court site which Mauri attended.

The town of Emerald Isle's opinion is that if both associations own the land and agree to the clearing, they will allow the site to be graded. The Board is uniformly against clearing the site. Mauri will keep everyone apprised.

The tree work being done between Chenoweth, Natale, and Sessions was completed by A-1 Tree Service.

David and Wendy Laney expect to get their dune and septic permits very soon for their build at 8714 Emerald Plantation Road. They will be building a new home on the lot, along with a sea wall and dock. They know that they are required to submit an ACC request form to the Board before they begin.

The painting is complete at 413 Emerald Circle.

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Neal Lee is rebuilding his deck and switching the wood landing platform to concrete. Neal has the form, and it will be approved based on a site visit and discussion with Neal. Landos will be doing the work.

Relative to the EPMA common area by Townhouse Building 1: on May 23, 2026 a letter was sent to the residents that installed a fire pit on common ground asking that it be removed. As of July 20, 2026 the fire pit is still there. The common area will remain after the fire pit is removed. The Board created a work order for \$225.00 to purchase a sign from Cedar Point Signs to post in this new common area, which will look like this:



It will be placed in the common area on a pressure treated 4x4 and painted white to match the EPMA motif.

The EPMA-owned signs and light poles that were grey have been painted white at the request of various neighbors (a reflector sign at the main gate exit; a sign pole in front of the Cornett's home).

Clubhouse - Sandy Helms

The decking and railing around the clubhouse are scheduled for repair and maintenance. The Wi-Fi information for the clubhouse has been posted on the exterior of the clubhouse for residents to use when at the clubhouse or pool.

A party hosted by the Laney's will occur at the clubhouse this weekend; they have requested permission to have a pig pickin'. They will have live music as well.

Sandy expressed concern about possible termites and moisture. Brian stated that the community gets inspected annually.

Frank mentioned that the roof of the clubhouse may need to be inspected as it has the same construction as the gatehouse which is rotting.

Pool - Mauri Galey

Carolina Pools and Maintenance ("CPM") was asked to replace the safety rope in the middle of the pool. Mauri requested blue and white $\frac{3}{4}$ inch rope with floats that lock in place. This new rope has been installed. *Residents should not sit or play on the rope.*

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The main recirculation pump at the pool has developed a leak in the middle portion of the pump. CPM put a quote together to get it repaired/replaced: \$6239.15, including labor. They recommend that the housing be replaced. The necessary part replacement costs about \$4,000.00; a whole new pump would cost about \$7,000.00. New pumps have a one year warranty. The necessary part could be delivered in a couple of days and the labor should take a couple of hours. Frank added that a few of the depth marker tiles around the pool have cracked and need to be replaced. Mauri will add that to the pump repair work order and ask CPM for a discount. The pool fencing and the wall along the clubhouse deck are being scheduled for repair and painting. The work should begin in the next 60-120 days. The metal landscaping border that lines the rocks and concrete will need to be replaced before the next pool season.

Tennis Courts - Mauri Galey

Mauri purchased the new tennis net but will need someone else to help with install if it needs to be done in the next 6 weeks. Shelley said she would look at it.

Social - Shelley Trujillo

Shelley said she thinks the parties have been going well this year. She saved \$78 from the Memorial Day party budget and an additional \$78 from the 4th of July party budget, so the budget for the Labor Day party is now \$571.54. She said that if anyone has requests for Labor Day, please let her know. Blake did donate the pig for the last party—big thanks to him and to Mike for grilling.

The Labor Day poolside celebration will occur on September 5th. Chairperson Shelley Trujillo has begun planning. All residents are asked to limit household guest attendance to 12 people per household.

Residents are reminded that there is a free Emerald Isle trolley available Fridays and Saturdays from 4 P.M. to 9 P.M. through Labor Day weekend.

Gate/Gatehouse - George Gomez

Carl will take a look to see if he can help with some of the gatehouse repairs.

Frank reported that the new gate electronic entry install is complete. He is hoping to have it implemented in the next 2 weeks. He still needs to acclimate to the app (PDK Access) and entry process, and decide how to distribute the new tags to vehicle owners in the community. Frank, George, & Mauri will have administrative access to the gate system and have the ability to override it at anytime. Events at the clubhouse will still have a unique event entry code which will be set up by an administrator. The Board further discussed administration levels of the PDK Access app and access points.

The Board stated that the new entry/security system is currently in operation at the pool during closing hours; the gate locks automatically at 8:15 P.M. until 5 A.M. Shelley corrected that the gate did not automatically lock this past weekend.

Frank would like to keep the gate code the same for a while to alleviate confusion amongst homeowners during the gate security transition. He also wondered how many new codes the

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Board should distribute: one for each homeowner, or simply a small set of codes (one for emergency services, one for delivery services, and one for all homeowners). The Board also discussed using individual codes at the pool for every entry versus having the pool gate “open” all day. For now, the gate code will remain the same as it has been for the past year while the Board finalizes the details.

The battery backup on the gate has also failed. It is under warranty and will be replaced.

Landscaping/Lighting/Irrigation - George Gomez

Gary Wood Landscaping technician Joseph spent several days repairing the EPMA entrance irrigation system. Valves were repaired or replaced in zones 1 to 4 and leaks were repaired on the town house side by the canal. The next step is to get the sprinkler heads on the entrance zones repaired or replaced so that they properly move; right now they are jammed in one place and do not rotate.

The Board have several goals in mind: fix the irrigation before the road project begins which includes locating and replacing the bad irrigation valves; organize the start and stop times so that all locations get the appropriate amount of water; determine where to install pipes under the road for future water or electric line repairs.

The EPMA light post at the beginning of the day dock is still inoperative. The wire was cut when the day dock construction occurred.

Community Involvement and Special Projects - Mauri Galey

The swing set needs to be tuned up a bit.

All neighbors – please make sure your landscaping does not protrude onto common areas! Mauri has received several complaints about trees, bushes and lawns growing out over the road making it difficult for traffic to pass safely and without getting damaged by protruding brush and branches. The Board have also received several complaints about bushes, trees, and ornamental plantings extending onto sidewalks and impeding walking lanes.

The new letters for the Emerald Plantation entrance sign. The next step is to take down the old letters, fill the holes, repaint, and install the new letters.

Regarding the upcoming road repair, Mauri has communicated with Ace Hardware, Emerald Isle Baptist Church and Premier Properties (the current owner of the shopping center). Premier Properties will be paving the Food Lion parking lot in the next 6 months or so. They have offered to collaborate with us to see if we can gain economy of scale by tying the road project to their parking lot project.

Community Project List:

- Pool wood fencing – level the fence where it is sagging, place supports under it, repair and paint the fence.
- Wall along the pool between the clubhouse deck and the pool – repair wood along the top of the wall. Paint wood and wall.
- Ramp to clubhouse – secure the railing.

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- Kayak storage is being worked on by the Carters. An initial meeting has been hosted by Susan and attended by Katie O'Dell and Kristina Voltaire.
- Repair the holes in the gate house wall and look into getting it painted.

Dockmaster/Boat Storage - Gary Vaccaro

Only 2 slips were rented out during the 4th of July holiday weekend. One boat storage space is open in the overflow area (sized for a small boat). All of the spaces are assigned in the main boat storage, but 3 of them are empty (2 of them have been empty for over a year).

Boat Ramp/Day Dock

Brian reported that multiple boaters said the added steps by the boat slips have been useful. During the 2026 EPMA Annual Meeting the Board announced that they are planning to repair/replace the boat ramp soon. The current ramp is the original structure and will be updated as part of this project. A quote was passed around and will require further investigation. Residents should remember that the front slips on the day dock can be reserved for one week. The side slips remain first come, first serve.

Capital Planning Committee - Frank Salvo

During the 2026 EPMA Annual Meeting the Board announced that they are planning to patch and resurface the community's roads starting in 2027. Starting in January of 2027 a temporary dues adjustment will be implemented to help fund these projects.

Old Business

—Canal fountain pumps: the Board will wait to replace them. The breakers, available pump sizes, and maintenance make this financially unviable (over \$2K/pump setup). Mauri suggested that the community might re-hire someone to maintain the canal as the Board did a few years ago.

—Document guidelines/record keeping: Frank will add the digitized Bylaws to the Google doc.

New Business

Frank raised a concern about airborne fireworks in the community. After the 4th of July, debris was found in several yards, and the Board discussed putting together a neighborhood-specific policy regarding fireworks for the future.

In the next meeting the Board plans to vote on filing Amendment 6 (dated 2002 and relating to screening, parking, modifications of residential use, vehicle signs, nuisance modifications, notice of hearing procedures, etc.) with the County. It has never been formally filed and thus is not official. The community is invited to attend the next meeting if they have an opinion about the matter.

At 7:23 P.M., a motion to end the meeting was approved.