Emerald Plantation Master Association, Inc.

Monthly Board Meeting

July 20, 2015

Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Members at Large, Ed Cox and Gene Cole, Anne-Marie McDonald, Gil Lowery and Tara Smithwick, Insurance Representative from First Insurance Services, Inc.

Minutes from June 15, 2015 meeting - approved.

Charles Marston - Treasurer’s report:

Checking total    $26,240

MFCU reserve             $104,400

Tara Smithwick gave a report as our insurance representative from First Insurance Services, Inc. She reported that any contractor the community uses should be covered under workmen’s compensation insurance and the community needs to have on file a copy of the contractor’s liability insurance. She presented to the Board a sample copy of the “Certificate of Liability Insurance” form. She also reported that our present insurance coverage is sufficient.

Committee Reports:

Tennis Courts – Gene Cole reported the cracks on the tennis courts will be addressed and repaired in the fall.

Landscaping – Gene Cole reported that the berm between the Swimming Pool and the road will be removed and sodded to a cost of $1,250.00. Lawn Ranger, landscaping contractor, will address and oversee the irrigation for new sodded area.

*New Business*

Landscaping – Gene Cole addressed fencing an area behind the Sewer Plant at a cost of $200.00. This would prevent traffic from other areas coming into our neighborhood. This was approved by the Board. Also “No Trespassing Signs” will be posted, per recommendations by the Emerald Isle Police Department.

Pool – Gene Cole reported that additional electrical work needs to be done on the lighting outside of the bathrooms at the pool site and Ray Brown, Electrician, will give a cost estimate to be reported at the next meeting. Bathrooms are not being properly locked and unlocked on a daily basis. Anne-Marie volunteered to do this each day as soon as she is provided with a key. Gene Cole will get the key to her immediately. Gene also reported that the chlorine dispenser is broken and he will see that this is repaired.

Club House – Ed Cox reported the heat pump has been repaired, the water heater repaired, the carpet cleaned and a new vacuum cleaner purchased.

Lights – Ed Cox formally resigned from this position and Kevin Hanratty has agreed to take over this responsibility.

Architectural Control Committee – Gil Lowery, as reported in the May Minutes, the house located at 428 Emerald Circle has a tree with dead branches that need to be trimmed and removed. Gil sent a letter to the home owner but has had no response; therefore the Emerald Isle Building Inspector will be contacted concerning this issue. A report will be given to the Board at the next meeting.

Gill reported three yards in the community need to be cleaned. Letters will be sent to the homeowners and results reported back to the Board.

Gene Cole commented to the Board that the Townhouses need to be repainted and new roofs replaced and his recommendation is to replace roofs with white metal roofs. The Board advised that the Emerald Plantation Architectural Control Committee review any paint or roof changes before any action is taken.

Community Watch – Al Smith reported that two Community Watch signs have been posted, one at the entrance gate and one at the dock.

Gate House – Al Smith reported that the exit gate is broken. The Board authorized replacing the controls up to $1,000.00. Joe Poole will be asked to do this work.

Web Site – Anne-Marie reported the Covenants will be published and new pictures of our amenities will be displayed on our Web Site. Minutes are up-to-date on the Web.

Unfinished Business – Al Smith introduced the family of Ms. Virginia Whited, (deceased) 444 Emerald Circle. The family requested that the area around the sewer pump station, located next door to her house and across the street from Clyde Andrew’s house, is an “eye sore” in the community. The Board approved up to $500.00 and Aqua is to be contacted to share in this project.

New Business: April and Brian Carpenter completed construction of the new children’s playground equipment and the Board expressed their sincere appreciation for a job well done. It has been requested that a picnic table be purchased to be placed close to this area. No action was taken.

No further business the meeting was adjourned.