**Minutes**

**Emerald Plantation Master Association**

**July 17, 2023**

Present: Lydia Lewis, Darcel Browning, Mauri Galey, George Gomez, Bruce Paetzold, Frank Salvo, Donna Grady, Sandy Helms

Lydia opened the meeting. Minutes from the June Board Meeting were approved.

Darcel gave the Treasurer’s report as of June 23:

Reserve Fund held in the Money Market $128,758.18

Checking Account Balance: $ 38,352.59

Dues outstanding > 90 days $ 2,244.72

(Of that amount $2,200.00 is Assessments)

She reported that 2022 taxes for the State & Federal HOA have been mailed.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** George reported the remotes to open the gate for incoming traffic are not working and it appears the receiver will have to be changed out. This “could” cause some problem if the new receiver does not accept the old data. He is hopeful that this issue will soon be resolved – in the meantime, we will have to manually enter the gate code.

**Pedestrian Gate:** It was reported that we may have a problem with the pedestrian gate not closing properly. Lydia will call the installer to return and repair the gate.

**Landscaping:** George reported that he is working with Sixtos on a new contract for 2023/2024. He will give the final details to Darcel for her Treasurer’s report.

**Pool:** Mauri gave the following report:

**Pool Construction** – pool is open for summer. He is talking with Carolina Pools to get warranty information on items like ladders, skimmers etc.

**Pool Operation** – Mauri will post a note to our Facebook page to remind everyone to pick up after themselves. This first month we have had a lot of things left behind. We have had feces on the floor in the bathroom and condoms on the pool deck. The Board agreed to purchase up to $1000 of tables and umbrellas to be used this season. These were the two most requested items during our opening month. We will add some kind of non-skid material to the pool deck around the bathroom exits.

**Pool Planning** – We need to repair the tiles and walls in the bathrooms to help keep them clean. There will be other projects in the off season: re-bed the filters, rework the pump room piping to allow maintenance, get a quote for a backup recirculation pump.

**Architectural Committee:**  Frank reported there is a hole in the road on Emerald Circle. It has been filled with gravel and it will soon be patched.

**Social:** Mauri will reach out to the social committee to plan for a Labor Day event On Sunday September 3. The Board suggested checking into ice cream trucks, food trucks (seafood) and catering. We may be able to cook a pig locally.

**Boat Storage:** Gary Vaccaro is in charge of Boat Storage and he is making assignments for boat storage. All boats & trailer registration must be up-to-date and turned into Gary immediately.

**Old Business:**

**Boat Ramp Issues:** It was reported that the Hog Slats at the end of the Ramp are bowing up. Bruce will meet with the contractor that installed the Hog Slats to discuss the repair and then he will work on getting a third estimate for the day dock repairs.

**Entry Lights:** Lydia reported she checked with Janelle, Business Manager at Ace Hardware. She is checking with an electrician to see if the lights on the sign in front of Ace, at the entrance to the Shopping Center, can be repaired.

**Canal:**  Mauri reported, Gil Lowery has passed along the file from Fosters Lake and Pond Maintenance. We will pursue treatments this fall/winter.

No further business, meeting was adjourned.