

Minutes
Emerald Plantation Master Association
July 15, 2024

Present: Mauri Galey (via telephone), Donna Grady, Frank Salvo, Sandy Helms, Darcel Browning, George Gomez, Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:07 P.M. The adjusted minutes from June, 2024 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of June 30, 2024:

Reserve Fund Held in Money Market:	\$154,573.11
Operating Fund (Checking):	\$ 1,209.00
Dues Outstanding (> 90 days):	\$ 1,419.04

The Board discussed a few outstanding payments (landscaping, townhome sales, association dues).

The Board approved the Treasurer's report.

COMMITTEE REPORTS

ACC - Frank Salvo

Frank spoke with homeowners regarding unauthorized fencing. The bylaws do not permit for privacy fencing because lots are small and the community was not designed to be divided that way. This is a precedence issue. A homeowner requested a screened-in area behind his home & is waiting for approval. Frank has gotten quotes for the security camera system for the community. The political sign that had received complaints has been taken down. Also, the basketball goal that had received complaints has been painted and a new net installed.

Clubhouse - Sandy Helms

Sandy raised a request for a small birthday party in the clubhouse including the pool and a moon bounce rental. Pool use is not included in the clubhouse rental. The Board agreed that each homeowner is allowed 6 guests per pool pass and will make sure that policy is shared with homeowners.

Pool - Mauri Galey

Mauri has been checking the pool for unauthorized users. Everyone must have their pool passes with them. The clubhouse's "no trespassing" alert stopped working. The Board will not replace it, as the pool cameras already monitor this area.

Social - Mauri Galey

The 4th of July social was a success. Thanks to the neighbors for putting that together.

Tennis courts - Mauri Galey

No updates. Projects will be tabled until autumn when the weather is cooler. Sandy raised a concern that the sign outside the tennis courts says "for tennis only," but the courts are for pickle ball too. The incorrect signage will be removed.

Minutes
Emerald Plantation Master Association
July 15, 2024

Gate/Gatehouse - George Gomez

The entrance gate has been repaired. Brian oversaw the repair while George was out of town. Mauri wondered if there is a maintenance routine that would help keep the gate in good operation. George will call the repair company to get details of any contract or service agreement that is in place.

Landscaping/lighting/irrigation - George Gomez

Sixtos has been helping repair a landscaping/property damage issue caused by a homeowner's contractor's truck, and installing some extra mulch. George is getting the cost estimate from him for the repair. Mauri asked if Sixtos sprays for weeds in the boat storage area; George was unsure and will ask. The signposts in the neighborhood also need some weed control around them. Sixtos also did repair near a light pole in the circle; there was an irrigation leak that he fixed. Sandy also suggested that Sixtos adjust the direction of the irrigation spray in the circle so that all of the plants get watered. There are some dry spots right now. Donna raised an issue about water drainage by the townhomes between buildings 3 and 4. Frank suggested calling Sunland to come out and survey the drainage issues in the community.

Dockmaster/boat storage

None to report.

Boat Ramp/Day Dock - Brian O'Dell

Brian reported that 34 old boards need to be replaced and/or nailed down on the boat ramp. The Board discussed screws vs. nails to adhere the boards to the structure. Brian will need to follow up with Brandon Landowski about the day dock repair quote again.

Capital Planning Committee - Frank Salvo

The Board agreed that a meeting needs to be set up in the next couple of weeks.

Old Business

- The hole in the road that needed to be patched by Ace has been repaired.
- Mauri will complete the EP homeowner contact list by the end of July.

New Business

None.

The Board discussed adding basketball hoop to the tennis courts. Kristina will do a little research for a good quality basketball hoop.

At 7:03 P.M., a motion to close the meeting was approved.