Emerald Plantation Master Association, Inc.

Monthly Board Meeting

June 9, 2016

Present:  Victor Wilson, Al Smith, Anne Marie McDonald, Dave Chenoweth, Joe Poole, Sandy Helms, Tom and Dixie Noble

Victor Wilson, President opened meeting.   Minutes from May 16, 2016 and Annual Meeting,

May 28, 2016 meetings were approved.

Al Smith gave the Treasurer’s report:

 Checking Account Total               $28,552.07

 Reserve Account               $104,853.76

 To be deposited into Reserve

                      Account               $ 15,147.00

 Bringing Reserve Account to      $120,000.00

Al also reported that at the Annual Meeting dues were increased by $5.00 per month.  They are now $240.00 quarterly.  This was done to minimize the necessity for a future assessment should a major need develop in our community.  Examples of this can be, but is not limited to, replacing the canal bulkhead or to repave our streets.

The election of Emerald Plantation Masters Association Board members followed.  They are:

 President – Victor Wilson

 Vice President – Dave Chenoweth

 Treasurer – Al Smith

               Board Member at Large—Keven Hanratty

               Board Member at Large-- Anne-Marie McDonald

               Board Member at Large—Joe Poole

The EPMA board identified “Areas of Responsibility” in the community and solicited community volunteers to fill these responsibilities.  They are:

Emerald Plantation Masters Association Board Secretary—Sandy Helms

Planning Committee – Chairman – Charles Marston

Member—Al Smith

Architectural Control Committee, Chairman, Roy Staebler

  Members:  Myrtle Palmer and Tom Noble

Pool Manager – Anne-Marie McDonald

Tennis Court Manager – Anne-Marie McDonald

Landscaping Contract Manager – Al Smith

  Member:  Dixie Noble

Clubhouse, Streets, Lights – Manager – Kevin Hanratty

  Member:  Anne-Marie McDonald

Guard House and Gate Manager:  Joe Poole

  Member:  John Ramos

Boat Storage Manager – Tom Ross

Dock Manager – Tom Ross

Club House Reservations – Ed and Nancy Cox

Social Events Manager – Sandy Helms

Members:  Betty Andrews, Anne-Marie McDonald, Jerry Robinson, and Jimmie Lou Rutter

 Quarterly Informational Letter Coordinator:  Anne-Marie McDonald

 Website Manager – Bruce Hedreen

Old Business:

Entrance Gate Project:    Joe Poole, project coordinator. The EPMA board approved up to $2600 to upgrade the gate area.  This included replacing the informational board, repainting the gate arm enclosure and upgrading the gate arms, replacing the outlet gate motor, replacing the key board and post and reworking the post on the inlet side.   The gate house itself needs refurbishment and this is under study.

Canal bulkhead:  As stated in an earlier meeting, a study of the canal bulkhead discovered no safety issues with the townhouse foundations that were attributed to the canal bulkhead.  A letter approved by the EPMA board will be circulated to the community reflecting this information.

New Business:  Dixie Noble addressed the Board regarding “an easy launch” for Kayaks and canoes.  The Board suggested that Dixie Noble and Kevin Hanratty meet and decide on a recommendation to the Board.

No further business, the meeting was adjourned.

Respectfully submitted,

Sandy Helms, Secretary