**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**Date: June 17, 2019**

**Present:** Dave Chenoweth, Dixie Noble, Lydia Lewis, Brenda Payne, Ron Webb, Myrtle Palmer, Dan Allen, Kevin Kimmel, Evans Stout, Sandy Helms

President, Dave Chenoweth, opened the meeting.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $ 69,276.03 5/31/2019

Checking account per Quickbooks: $ 5,623.69 6/15/2019

 *(includes amount to be transferred into reserve account)*

Dues outstanding > 90 days $ 697.47 6/15/2019

A motion was made to move all money from Marine Federal to Bank of America. Motion was seconded and motion was passed.

Treasurer’s report was approved.

**Gate**: All OK – The bollard will be installed when the fence at the Boat Ramp is installed.

**Pool and Club House:** We need to earmark money in next year’s budget for pool repair. The interior concrete trim and the fixtures to hold the skimmers will need to be repaired and replaced. Also to include possibly replacing tiles in the two outside bathrooms. Popcorn ceiling in Club House is beginning to separate. Myrtle Palmer will get an estimate to repair.

**Community Signs and Safety:** Speed bumps have been installed – ordering “Slow Children Playing” signs to be installed near the speed bumps. It was also discussed that there are some safety issues that need to be addressed: driving excessively fast in some areas, driving the wrong direction through the round-a-bout, parking beside a fire hydrant, driving with extremely loud music playing, vehicle parked taking up two spaces, vehicle appears abandoned, no current registration place, etc. Kevin Kimmel presented a draft of an Association Safety Notice that can be used in the future. Kevin emphasized that it is imperative when living in a neighborhood that consists of children playing, people walking, running and bike riding, that safety should be our number one concern. We all must strive to make Emerald Plantation a safe and enjoyable place to live. When rules are not followed it creates danger and chaos that can actually put people’s lives at risk.

**Tennis Courts**: Waiting for Fences Unlimited to replace fence at Boat Ramp.

**Lights:** No issues

**Boat Storage Area:** Evans Stout advised the Board that Homeowners/renters must abide by the Rules set up for the Boat Storage Area.

**Landscaping:**  Our new Landscape Contractor, Sixtos Gomez, is doing an excellent job.

**Architectural Committee:** Myrtle Palmer presented to the Board the 7th Amendment to Master Declaration of Covenants and Restrictions for Emerald Plantation to include:

**Living Unit**: shall mean and refer to any portion of a structure situation upon the Properties designated and intended for the use and occupancy as a permanent residence by a single family, and may not be rented on a nightly, weekly or monthly basis. All properties consisting of homes, townhouse homes, patio homes or condo units must be rented/leased on an ANNUAL BASIS.

Changes to the Architectural Guidelines and Standards:

**Roofing materials**: metal roofs, cedar shake roofing materials and 45 year dimensional (Architectural) asphalt shingles are permitted, but the color must be first submitted to and approved by the Architectural Control Committee.

**Driveways** – amended:

All driveways constructed on any lot shall be paved with either asphalt, concrete or permeable stone pavers.

**Fencing:** Fencing on single family/patio home lots are permitted per the following rules: Fence materials will be black aluminum only. No solid privacy fencing, wood or chain link or any other types of wire fences are allowed. Fences are only allowed in the rear yard and no more than 50% of the side yard immediately adjacent to the residential home. Maximum height of 48” with the same height on all sides. Gates are to be constructed of the same material as the fencing and be at least 36” wide. Gates should be unlocked to allow for meter reading and fire access. Fencing shall not be on the property line, allow a minimum of 3 inches. Finished side of the fencing must face the outside. All underground utilities need to be located prior to installation as there are buried electrical, water, sewer, telephone, cable and irrigation lines. The EPMA HOA will have no responsibility for maintaining, repair or replacement of fences. All fences must be maintained in good condition by the homeowner. Fences that become dilapidated or in disrepair will be removed at the owner’s expense. All fences must be preapproved in writing by the HOA. Submit 2 copies of the drawings of the yard or plat of survey showing the layout of the fence, and 2 pictures of the type of fencing to the ACC for approval. One copy will be signed and returned for your records if approved.

In order for these Amendments to be recorded an affirmative vote of not less than 75% of the voting membership present in a special meeting or by proxy, which Amendments shall be binding on all present and future owner of lots within Emerald Plantation as described herein, and their heirs, successors in interest and assigns.

A special meeting has to be called or a proxy needs to be sent before these changes can be filed with the Carteret County Court in Beaufort. The Board did not set a time or a date for further action.

**Boat Slips**: EZ Docks are in the process of building new boat slips.

**Sea Wall:** The Seawall is approximately 70% complete with an expected completion in early to mid July, followed by an inspection.

**Social:**  A social will be held on Saturday, August 31 in the Club House.

No further business – meeting adjourned.