**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**June 15, 2020**

**Present:** Lydia Lewis, Gil Lowery, Brenda Payne, Kevin Kimmel, Myrtle Palmer,

Molly Laula, Sandy Helms

Lydia Lewis called the meeting to order at 6:00 P.M. Minutes from May meeting were approved.

In Dixie Noble’s absence, Lydia presented the Treasurer’s report.

Reserve income held in savings account $161.297.60 6/15/2020

*\*\*includes Assessment collection of $87,900*

Checking account per Quickbooks: $ 22,475.49 6/15/2020

June reserve amount held in checking $ 4,950.00 6/15/2020

$15/mo x 110 properties x 3 months

Dues outstanding > 90 days $ 224.73 6/15/2020

Uncollected Assessment Fees $ 900.00 6/15/2020

Treasurer’s report will be reviewed with the Treasurer at a later date.

**Other Reports:**

**Gate** **and Gate House:** At the May meeting Myrtle Palmer and Kevin Kimmel gave a report on securing the front of the EP property by installing a fence. It was reported that we would have to get permission from Emerald Isle Baptist Church to put a fence on a small tract of their land. Myrtle has reached out to the Pastor and is waiting for his response.

**Pool:** The Pool is open from 9:00 A.M. to 7:00 P.M. A group of residents are taking turns to close the pool each night and Blue Water maintenance will leave the gate open each morning.

**Landscaping:** At the May meeting**,** Gil Lowery advised the Board that Rick Stepputis has been working to identify and manually replace the sprinkler heads for our irrigation system. Gil presented Rick’s detailed Plantation Irrigation System report on cost to make in-house repairs for the neighborhood (replacing heads and miscellaneous fittings) for approximately $200.00. The Board approved this request.

Gil also reported that Sixtos, our Landscaping Contractor, has been busy mowing, trimming bushes, spraying for weeds, spreading pine straw (that was given to the HOA) to cover the berm on Plantation Road. We did not have enough pine straw to complete the job so the Board approved purchasing additional pine straw to complete the project.

**Lighting:** No report.

**Club House:** As reported in the May minutes**,** a light in the Club House needs to be replaced, this is still under review as the ceiling lights are so high we have not secured a company to replace the bulbs. Due to the Covid19 Phase I & 2, according to the Governor, the Club House will remain closed and no reservations will be accepted until further notice.

**Boat Ramp and Storage:** Just a reminder, jet skis are not allowed in the Boat Storage.

**Architecture Committee**: As reported at the May meeting, three letters have been sent to homeowners requesting immediate attention to areas of concern on their property.

**Community Involvement Committee**: Kevin Kimmel reported the last Community Involvement Saturday was successful but need to reschedule another event to finish staining the deck at the Club House as soon as the weather clears up and the deck dries.

**Social Committee:** No report.

**Old Business:** 100% of assessment fees have been paid.

**New Business:**  The fence, built over 20 years ago at the boat ramp on the left side of the road, needs to be replaced or removed. After discussion the Board approved removing the fence.

Playground Equipment: Brenda Payne reported that some of the chains on the swings on the playground equipment are rusted and with the approval from the Board she will purchase and replace them with coated chains. Motion was made and approved.

Street Signs: There are several street signs that need to be repainted. This will be covered in the next Community Involvement work day.

Streets in the Circle: In order to deter people from driving the wrong way in the Circle – it was suggested and approved that big arrows will be painted on the street to indicate which way to drive through the Roundabout. Kevin Kimmel will take the initiative to purchase the paint and have the arrows painted.

As reported in the April minutes, due to the Coronavirus we have postponed the scheduled May 2nd Annual Meeting until further notice. A special notice was mailed in the Quarterly Dues notice that included information on the Assessment and postponement of the Annual Meeting. A new date for the Annual Meeting will be determined as soon as the Coronavirus situation has been resolved by the Governor.

No further business, meeting was adjourned.