Minutes

Emerald Plantation Master Association

June 19, 2023

Present: Lydia Lewis, Darcel Browning, George Gomez, Frank Salvo, Mauri Galey, Bruce Paetzold, Donna Grady, Michael Galey, Cristy Carpenter and Sandy Helms.

Lydia opened the meeting. Minutes from the annual meeting, May 13, 2023 and regular meeting, May 15, 2023 were approved.

Darcel gave the financial status as of May 31, 2023:

Reserve Fund Held in Money Market $144,607.04

 Operating Fund (Checking) $ 36,838.77

 Dues Outstanding > 90 days $ 8,070.06

The outstanding > 90 days dues includes:

Assessment: - $7,700.00

Dues > 90 days - $370.06

Darcel reported a successful annual self audit was conducted on June 8, 2023 for the 2022/2023 fiscal year. Two Board members, Frank Salvo and George Gomez, participated as well as two non-Board members, Brian O’Dell and Judith Nielsen. Darcel will send a follow up and complete report to those who participated in the Audit for their signatures to be placed in a permanent file.

Darcel gave each attendee a copy of a letter pertaining to dues increase that is being mailed to each homeowner that explains the $60.00 increase per quarter beginning July 1, 2023 and beginning April 1, 2024 an additional $40.00 increase for a total amount of quarterly dues to $340.00. The increase was voted on and approved at our annual meeting on May 13, 2023.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** No report.

**Pool:** All mechanical areas are working. All new signs with pool regulations are being posted. New chairs have been delivered and the target date to open is Saturday, June 24, 2023. The Board thanked Mauri for staying up-to-date and coordinating with the pool repair company and Blue Water and keeping the Board and community informed.

**Tennis Courts:** No report.

**Landscaping Contract:** George Gomez is now working with Sixtos, our Landscaping Contractor, to update his contract. George will give a full report at the next meeting.

**ACC Committee:** No activity to report.

**Social Committee**: Mauri Galey reported no social is planned for this time due to the uncertainty of the pool opening but plans will be forthcoming for a social later this summer.

**Boat Storage:**  In order to increase storage for small boats, Bruce Paetzold reported the Townhouses prepared a space that allows four small boats to be transferred from the large lot to the smaller space. George Gomez made signs and stickers for those spaces.

**Old Business:** The fountains have been removed from the Canal and hopefully can be repaired.

The new playground was delivered, unassembled. Many thanks go to Lydia Lewis, Al Bivins, George and Samantha Gomez, Annamarie and Malcolm Mead, Bruce Patezold, Tim Howard, John Ramos, Gene Cole and Carl Werner for their many hours and days of expertise to assemble all pieces. It is truly a delightful attraction and addition to our community.

**Lights:**  As reported in the May minutes, the lights on the sign at the entrance to the shopping center are not working. It was recommended that we purchase solar lights to shine on the sign and also to light the road. Lydia will contact Rick Stepputtis to see if he can help us with this task.

**New Business:**

**Dogs in our Community:** It was brought before the Board that there have been recent reports of dogs getting off their leash and becoming aggressive to folks out for a stroll. All dogs must be on a leash (if not on their property and properly fenced in) and not allowed to roam free in the neighborhood. There have been several reports of aggressive behavior. Reports of this matter will result in a letter being sent to the owner and additional reports will result in a fine of $100.00. Also, as a reminder to all dog owners “Please Pick Up Poop”.

No further business, meeting was adjourned.