

Minutes
Emerald Plantation Master Association
June 24, 2024

Present: Mauri Galey, Donna Grady, Frank Salvo, Sandy Helms, Darcel Browning, Brian O'Dell, Kristina Voltaire.

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

Treasurer's Report — Darcel Browning

Financial Status as of May 31, 2024:

| | |
|------------------------------------|--------------|
| Reserve Fund Held in Money Market: | \$157,921.83 |
| Operating Fund (Checking): | \$ 9,601.49 |
| Dues Outstanding (> 90 days): | \$ 1,413.35 |

The Association is still waiting on closing fees from a Townhome sale.

The Board approved the Treasurer's report.

COMMITTEE REPORTS

ACC - Frank Salvo

Frank stated that the Board will need to follow-up further with homeowners regarding unauthorized fencing. Notice has been sent out, but no actions yet. The Board discussed unauthorized political signs in yards as well. The Board also discussed enacting the formal process and fines for homeowners who do not comply with rules & regulations & bylaws.

Clubhouse - Sandy Helms

Sandy revised the EPMA Clubhouse reservation agreement and passed around a copy for the Board to review. The new agreement includes a statement that explicitly excludes use of the pool from clubhouse event reservations.

Pool - Mauri Galey

One of the pool umbrellas is broken, and the Board may purchase 3-4 extra umbrellas (\$60-70/each). The Board discussed putting a limit on the number of guests allowed per homeowner at the pool.

Social - Mauri Galey

Nothing to report.

Tennis courts - Mauri Galey

One of the lightbulbs by the tennis court has burned out.

Gate/Landscaping - Mauri Galey on behalf of George Gomez

The entrance gate has failed again. There is an issue with the control arm at the gate that causes the electric mechanism to spike to 10 amps which blows the fuse. The Board discussed repair ideas. Brian will take a look.

Landscaping/lighting/irrigation - Brian O'Dell

Brian reported that the electric line has been damaged from the entrance gate to the circle and needs repair. Sixtos told him that it's easier to just fully replace the line rather than to repair what's already there.

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Dockmaster/boat storage

Mauri stated that he had nothing to report from Gary.

Boat Ramp/Day Dock - Brian O'Dell

Brian said that Brandon Landowski has not given him new bids for the day dock repair. All 21 of the rotting pilings will need to be replaced at the same time now instead of in phases as suggested several months ago. The Board discussed a temporary repair vs. a full repair, and the timeline for repair.

Capital Planning Committee - Frank Salvo

The Board agreed that a meeting needs to be set. The committee will have to share some assessment options with the community. This is a change, and is needed with day dock repairs eminent. The day dock is first priority. In order to minimize assessments at present, any future hurricane damage will not be covered under the current capital plan. Storm damage in the past was repaired and an assessment made later to fund the reserve after the community recovers.

Special Projects - Frank Salvo

Surveillance camera service for the community has been quoted, and it would include 2 control points (one for the gate, one for the pool/clubhouse/tennis courts), 3 cameras by the gate, and 5 cameras to cover the pool/clubhouse/tennis courts/traffic circle. An internet connection would also need to be added. The Board discussed fewer cameras & a less expensive option but agreed that cameras should be added, & the expense would be added to the community's capital plan.

Old Business

- Progress on new community signs: painting and replacing is almost complete.
- Holes in the road that need to be patched: the hole by Ace still needs to be patched.
- Yellow road lines need to be repainted: this task will be tabled until the offseason.
- Progress on fixing canal screens: none to report.
- Clubhouse refrigerator: Board members will keep looking on FB marketplace or Lowe's scratch & dent.
- Mauri will complete the EP homeowner contact list by the end of the month.

New Business

The Board discussed adding a basketball hoop to the tennis courts.

At 7:24 P.M., a motion to close the meeting was approved.