

Minutes
Emerald Plantation Master Association
June 16, 2025

Present: Mauri Galey, Darcel Browning, Brian O'Dell, Frank Salvo, Steve Johnston, Donna Grady (via telephone), Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:07 P.M. The adjusted minutes from May, 2025 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of May 31, 2025:

| | |
|------------------------------------|--------------|
| Reserve Fund Held in Money Market: | \$ 60,975.23 |
| Operating Fund (Checking): | \$ 35,044.22 |
| Dues Outstanding (> 90 days): | \$ 473.59 |

The Board discussed some delinquencies in dues. Darcel and Mauri discussed recent home sales in the neighborhood and whether the new owners were aware of the temporary increase in dues.

COMMITTEE REPORTS

ACC - Frank Salvo

The Board stated that there will be a deeper discussion about privacy fencing at July's monthly meeting. Those who are interested in the topic may attend next month's meeting.

Clubhouse - Sandy Helms

There were three successful events last weekend. Donna purchased a Swiffer mop for the clubhouse and will get the receipt to Darcel for accounting. The external screening around the eaves needs to be repaired in order to keep animals out of that space.

Pool - Mauri Galey

There were some black ants reported in the corner of the pool deck. A technician from Modern Exterminating recommended that the black ants stay, because black ants keep the fire ants away. A homeowner received two pool passes this past month. Pool passes are available from Mauri; they cost \$5.00, and proof of residency is required. Babysitters of a proper age are welcome to take children who live in the neighborhood to the pool. CPR certification is suggested. Following a 2-hour power outage, Mauri reset the pool pumps and they came back on line.

Social - Mauri Galey

July 5th is the next social event. Blake is planning to roast a pig, and neighbors can bring sides to share. Many compliments to Blake for grilling at the May 24th social event.

Tennis Courts - Mauri Galey

No update.

Minutes
Emerald Plantation Master Association
June 16, 2025

Gate/Gatehouse - George Gomez

The main entrance gate is not working. The lift master sensor is remaining red, and/or the inside reflector may have been hit again. The maintenance company has been called to come take a look at it in the next couple of days. Additionally, George reset the gate after the 2-hour power outage, and a work order has been put in to have the back up battery reviewed as it was not working properly. The pedestrian gate has been broken again. All of the parts for the lock mechanism have been recovered but it is still not useable.

Landscaping/Lighting/Irrigation - George Gomez

CCEC is coming out to look at the lights by the townhouses, boatyard, boat ramp area, and on Plantation Drive to replace them and/or lower the wattage.

Gary informed Mauri that the irrigation pumps in the circle and by the townhouses turn on at the same time; there is not enough pressure to run them simultaneously. Sixtos could reprogram the pumps so that they turn on separately and the pressure issue is resolved. He will need to coordinate with Gary Wood who does the landscaping for the townhouses. This may have occurred because the irrigation system resets to factory settings whenever there is a significant power outage.

Electric Meter 224406 has used no power since 2018. Mauri asked if the amount paid could be refunded and that request is being escalated through CCEC. Mauri also requested the help of an account manager.

Community Involvement and Special Projects - Mauri Galey

No update.

Dockmaster/Boat Storage - Gary Vaccaro

There are no storage slots in our community that accommodate a boat/trailer longer than 24'. There are two open boat slots left in the main storage lot. Donna questioned the two jet skis that have been parked in the townhome lot for a while; they will be moved into the small storage lot as soon as Gary receives the owner's updated trailer registration. Additionally, one of the slots needs new signage, as the Quillens have taken over the spot that used to be the Maynards's.

Boat Ramp/Day Dock - Brian O'Dell

Brian received another report that the finger piers feel a bit high for people to get on and off their boats tied up at those piers. A homeowner appreciated that there are hoses available at each boat slip. Another homeowner agreed that she couldn't tie up her skiff by the finger piers around low tide, and opted to use the tie next to the boat launch ramp instead. It is 13" lower on that side. The Board discussed different options for adding steps to help with the height. The Board will reach out to Harbor Marine and see if there's anything they can do to fix the height discrepancy.

Capital Planning Committee - Frank Salvo

Frank stated that the Board needs to look at building the future boat ramp repairs into the capital plan. The Board also needs to see the scope of work that will need to be done in the next several

Minutes
Emerald Plantation Master Association
June 16, 2025

years. The roads will remain the big cost priority going forward. Mr. Creech commented at the Annual Meeting that it was his opinion that if the deck at the clubhouse was re-stained, it would last another 3-5 years before needing replacement.

Old Business

—Part of the retaining wall by the townhomes needs some maintenance. This is an area where a tree was removed, a planter removed, and a parking space added. The wall was not properly rebuilt during that process. This will probably need to be added to the capital plan.

—Canal fountain pumps: no update.

—Document guidelines/record keeping - Frank would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. No update.

—Mauri mentioned that an attorney he spoke with could also organize the Bylaws, Amendments, and Rules and Regulations into a searchable, tightened-up format that is easier for everyone to understand. The Board thinks this is a good idea, but there is no update. Mauri will try to get a ballpark quote on this in the next few months.

—Painting and refinishing the small street signs and large Emerald Plantation sign by the traffic lights. Darcel received estimates and has placed an order. The replacement of the letters on the large EP sign, crafted by a specific company, is in progress but there has been no update. Brian stated that the shopping center bears 60% of the costs for road maintenance, etc. No updates on the roundabout signage.

—Brian suggested using trail cams or something similar to beef security up at the main gate rather than traditional wifi security cams. A price comparison needs to be done for these two options. No update.

New Business

—Further work is needed to clear bushes and vines from the McCormicks's lot by the canal.

At 7:04 P.M., a motion to close the meeting was approved.