Emerald Plantation Master Association, Inc.

Monthly Board Meeting

June 15, 2015

Board Members Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Members at Large, Ed Cox and Gene Cole, Sandy Helms, Secretary, Gil Lowery, Tom Ross and April Carpenter.

Victor Wilson called the meeting to order. Minutes from the Annual Meeting, May 16, 2015 and the May 18, 2015 meetings were approved.

Charles Marston, Treasurer, reported $17,597 in the checking account, $3,270 contribution dedicated to reserve beginning April 1, 2015. $104,372 in the MFCU, includes the $22,890 added in May, 2015. The only outstanding major expenditure is $4,000 for the chimney that is still pending repairs.

Charles will check with our CPA to explore the possibility of homeowners making bank drafts to cover monthly/quarterly dues and will report back at the next meeting. Quarterly dues will be billed a little later this month.

April Carpenter addressed the Board on a proposal to upgrade the children’s playground equipment that is 14 or 15 years old. A motion was made and seconded that we designate $3,000 to identify and purchase needed new children’s playground equipment and to see if the old equipment can be salvaged.

Tennis Courts: We will maintain the courts by patching as needed. There are several cracks that need to be repaired. Gene Cole will check and report back to the Board.

Pool: New bathroom fixtures have been installed in men’s and women’s bathrooms at the pool and arrangements are being made to keep clean.

Landscaping: We are experiencing some difficulties with the sprinkler systems not working properly. Al is addressing this with landscaping contractor and will give a more detailed report at the next meeting. He also reported to the Board that the Planning Committee is looking into ways to make our community more attractive by upgrading the landscaping for the entire community.

Lights, Club House, Streets: Ed Cox reported that a new air conditioner has been purchased for $4,700.00 and installed. Filters in the Club House have been replaced. Ed will follow up with Roy Staebler to get the stucco contractor out to finish the chimney repairs.

Community Watch: Al reported that two signs have been ordered.

Gate House: It was reported that the out arm has to be replaced. Charles Marston will contact Joe Poole (previously in charge of gate house) and explore possibility of replacing the entire gate system, cost, etc.

Social Committee: Sandy Helms reported the Social Committee is planning a community event for Sunday, July 5, 2015 at 5:00 PM at the Club House. Hot dogs and ice cream will be furnished and asking homeowners/renters to bring a covered dish. Charles Marston will have the notice of this event put in the next dues statement to be mailed in the next few days.

Planning Committee: Al Smith announced the following members are on the Planning Committee, Ron Webb, Anne-Marie McDonald, April Carpenter, Kevin Hanraity, Charles Marston and Al Smith. This committee has met one time.

Townhouse Association met and the following report was given by Gene Cole.

Pool berm planting: It has been suggested that the berm needs to be addressed, either remove berm or add more plants. The Board would like for the Townhouse group to make a proposal to the Board including cost, etc.

Mulching of plant beds, etc.: The Townhouse has ordered a truck load of mulch, but there are several areas the Master Association needs to address. Al Smith and Gene Cole will review the areas that are lacking sufficient mulch that the MA is responsible for and make a proposal to the Board.

Parking Lines: The parking lines around the community need to be properly marked. The Board allocated $1,000 for this project and Gene Cole will be responsible.

Boat Storage lighting and a fence. Al Smith will refer this to the Planning Committee.

CAMA permit for removal of bulkhead: There has been a lot of discussion on the bulkhead. A CAMA permit will be needed if we remove the bulkhead. Gene Cole will get in touch with CAMA and have a person come out and give us a legal opinion.

It was also suggested that a water fountain/aeration be installed in the canal that would help keep the green algae down. Gene will also contact York Properties (owners of the Emerald Plantation Shopping Center) and proposed they go 60/40 on the expense.

The Townhouses are being assessed for repair on the roofs of each Townhouse. Some would like to have metal roofing installed. The Board advised Gene to consult with the Architectural Committee for a recommendation before replacing the roofs.

No further business, the meeting was adjourned.

Respectfully submitted,

Sandy Helms, Secretary