Emerald Plantation Master Association, Inc.

Monthly Board Meeting

March 21, 2016

Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Ed Cox,

Anne Marie McDonald, Kevin Hanratty, Gill Lowery, and Sandy Helms, Secretary.

Victor Wilson, President opened meeting. Minutes from February 15, 2016 meeting were approved.

Charles Marston - Treasurer’s report:

Checking Account total $23,013

Included in checking account are:

Contribution to reserve $13,080

Reserve account $104,733

Statements to be mailed this week.

Treasurer’s report was approved.

Committee Reports:

Tennis Courts – no report

Landscaping – Landscaping contractor has been working all winter on special task not identified under the contract but using labor already covered under the landscaping contract. This allows the community to accomplish additional projects for materials only. The contractor has also been given a list of items that need to be accomplished in preparation for the summer work.

Pool – We are presently under a new Blue Water pool contract and have been very impressed with their service and cooperation. An exhaust fan has been purchased for the pool house and will be installed shortly. Anne-Marie requested that we purchase eight umbrellas at a cost of $600.00 for the pool area. Three will be for the deck of the club house and four for the areas around the pool. The Board proposed this expenditure be included in the 2016/2017 budget which is being prepared for the annual meeting in May.

Lights – Kevin Hanratty reported that new LED bulbs have been purchased and installed in some of the street lights. These LED lights are a little more expensive but will last much longer.

Club House and Signs – Kevin reported that two new signs will be purchased for the community. As funds become available, more signs will be purchased to upgrade the signage in the community. It was also suggested a sign be purchased for the dock/marina area which will designate this area as a private marina. It was approved and will be included in the new budget.

Architectural Committee – Gil Lowery reported that according to our Covenants “no fence of any kind is allowed on the perimeter of a lot”. We have a violation of this Covenant in the community and several letters have been sent to the homeowner requesting he become compliant. It is the decision of the Board that a final letter be sent advising the homeowner that as of April 1, 2016, a penalty of $15.00 per day will be charged to his account until compliance is reached.

Community Watch – Al Smith reported that we are still experiencing people trespassing around the fence at the sewer plant. This is to be addressed. It was suggested that a “No Trespassing” sign be installed to deter people from coming across the sewer field area. This suggestion will be taken into consideration.

Gate House – A new motor has been installed on the incoming gate and now both gates are working properly with new motors. The Planning Committee is in the process of upgrading the gate area and the cost will be included in the new budget.

Planning Committee – Boat parking hill project: 25 Japanese Hollys have been planted on the hill beyond the boat parking area and a sprinkler system installed. Boat parking grass project: Crepe myrtle bushes have been planted in the grass area across from the boat parking area. Circle wall project: the wall for the first circle has been completed, and we are waiting funds to complete the other two backdrop walls. The shrubs to complete this project will be planted once the type of bush and the planting design are determined. Signs project: two of the seven signs on this project have been approved for purchase and will be installed once they are available. The other five signs in this project will be included in the new budget.

Roads – Charles made a proposal to the board to take this upcoming month to explore and study the best way to address the repair and upgrading of the roads in the community. He extended his proposal

to include that the board consider the following: upgrade the streets by adding seal coat, clean and edge the asphalt areas, clean and prep oil spots, crack seal major cracks with hot crack filler, apply coal tar sealcoating, repaint parking lines and stencils with commercial traffic paint. The first estimate the board received is $28000. Other board members will consult with other paving companies before developing a final proposal for the board to consider.

Web Site – Anne-Marie advised that the Emerald Plantation Masters Association Board minutes are now on the web site and that the Townhouse minutes will be added to the web site with the January 2016 minutes.

Social Committee – Sandy advised the Board that the committee is planning a social which will be held on Sunday, May 29, following the Annual Meeting. Further details will be forthcoming.

Unfinished Business:

Annual Meeting will be held on Saturday, May 28, 2016.

New Business:

In February 2016 Gene Cole resigned from the Board. The Board nominated Kevin Hanratty to complete this term which extends through 2018, and his nomination was unanimously approved.

No further business, meeting was adjourned.