**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**March 20, 2017**

**Present:**  Dave Chenoweth, Al Smith, Kevin Hanratty, Joe Poole, Anne Marie McDonald, John Ramos, Myrtle Palmer, Gil Lowery and Sandy Helms

President Dave Chenoweth called the meeting to order.

Minutes from the February meeting were approved.

Al Smith gave the following Treasurer’s report:

Reserve income held in Savings Account    $120,760.92   2/28/17

Reserve income held in Checking Account    $  19,620.00   1/31/17

Total Reserve Account        $140,380.92   3/20/17

Checking Account       $  27,677.44    3/20/17

Dues outstanding > 90 days     $        900.62    3/20/17

Treasurer’s Report was approved.

**Committee Reports**:

**Gate & Gate House:**  Joe Poole reported we need to purchase four replacement cameras, at a cost of approximately $600.00, to be installed at the entry and exit gates in order to detect the vehicle license plates on any vandalism that may occur.  His recommendation was approved and the cost will be assigned to the 2017/2018 budget.

**Pool:**  Dave reported that the backwash from the pool has been refigured and is complete and has a much cleaner look.  Anne Marie will be contacting the County Health Department to schedule opening the pool.  She will be talking with Blue Water and getting figures, etc. for a new contract.  The lattice fence around the pool needs to be pressure washed and possibly repainted.  Al Smith will make arrangements to have the fence pressure washed and report back to the Board if painting is needed.

Several tiles have been replaced around the pool.  Dave presented a project work order to cover three areas around the Club House and pool that need immediate attention:  1) pool wall top, 2) Club House deck repair and 3) brick edger around one pool deck rock island.  Project scope of work:  1) apply a protective wood covering on top of the existing wood cap along the pool wall in preparation for the 24” vinyl fence extension that is needed to comply with the County requirements.  Replace at least 50% of the worn/damaged 2” x 6” wood decking outside the Club House and 3) install approximately 20 feet of brick edging around an existing rock island on the pool deck for a cost of $937.34.  Project was approved by the Board and will be put in the 2017/2018 budget.  The Board also approved contracting to install the 24” vinyl extension to the top of the pool wall to meet the County code at a cost of $2,402.00 to be put in the 2017/2018 budget.

**Tennis Courts:**  John Ramos reported that about 50% of the cracks in the court surface have been filled with a 40 year silicone caulk; the remaining portion is expected to be completed by May 1. The tennis courts are in good condition and John will monitor whether or not the caulk will hold under weather conditions, etc.

**Club House, Streets and Signs:**  It was reported that the leak in the ceiling in the Club House has been patched and painted.  Other outside painting and repairs are being made.  It was brought to the attention of the Board that there are no street signs for Plantation Drive and it has become a real problem for the Townhouses and residents living on Plantation Drive not getting their mail, packages, etc.  The Board authorized Kevin Hanratty to get two signs made and strategically placed to identify Plantation Drive.

**Landscaping:**  Al Smith reported that all the winter projects have been completed – including two new brick walls and the installation of irrigation lines in the three circles.  New plants will be planted in the circle.

**Architectural Committee**:  No report

**Web Site:**  Minutes have been posted and up-to-date.

**Social Committee:**  A Chili dinner is scheduled for Saturday, March 25, 2017 at 5:00 PM.  A notice will be included in the dues mail out that is scheduled to be mailed Tuesday, March 21, 2017.

**New Business:**

 2017 Annual Meeting will be held on Saturday, May 20, 2017.  A mailing for this meeting will be made by May 6, 2017.  The next Board meeting, April 17, 2017 will be designated to complete the budget for 2017/2018 and complete the Board mailing.

No further business, meeting was adjourned.

Next meeting:  April 17, 2017