**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**March 18, 2019**

**Present:** Dave Chenoweth, Lydia Lewis, Tom Noble, Ron Webb, Myrtle Palmer, Dan Allen, Dixie Noble, Sandy Helms

President, Dave Chenoweth, opened the meeting at 6:00 and minutes from the February18 and March 3 meetings were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $69,177.09 2/28/2019

Checking account per Quickbooks: $18,716.50 3/12/2019

 *(includes amount to be transferred into reserve account)*

March – December reserve amount held in checking $19,800.00 3/12/2019

 *$15/mo x 110 properties x 11 months*

Dues outstanding > 90 days $ 418.95 2/15/2019

Previous outstanding dues have been paid.

Dixie also reviewed budget items that need to be included in the package of materials being prepared for mail out for the Annual Meeting that will be held May 11, 2019.

Treasurer’s report was approved.

**Gate**: As reported in the minutes of the March 3rd called Board meeting, our gate was compromised by a delivery truck that was owned by Garris Evans Lumber Company, their headquarters are in Greenville, NC. Dave contacted the company and two visits have been made by the company representatives and they will be in touch with Dave to take care of replacing/repairing the gate that was damaged. Dave will keep the Board informed regarding this outstanding issue.

**Pool:** We have received the contract from Bluewater for the upcoming pool year. The pool will be open beginning April 15, 2019 through 10-15-2019. Bluewater will be on site daily during the open season and will also maintain the pool during the off season. Dave reported that the lock has been replaced on the pool house door.

**Community Signs: IF THEY POOP – YOU SCOOP** signs have been purchased and placed and a letter was sent advising Townhouse residents where the main problems seem to exist. Dave reported the 6X6 sign for speed limit (24 MPH) has been ordered and a place has been identified where to post the sign.

**Tennis Courts**: The Tennis Court gate has been locked because it has been noted that dogs have been allowed to poop and no one is cleaning up the poop. If you need to use the Tennis Court see Sandy Helms for a key and return the key when you leave. Tom Noble advised he will attempt to repair the chain link fence that was damaged during the storm.

**Lights:** Myrtle Palmer advised she has contacted the Electric Company and will be meeting with them this week to identify where the new light will be placed close to the Tennis Court.

**Club House:** Sandy Helms requested to have the air conditioner serviced before turning on in the Spring as there is possibly a leak around the air handler. Myrtle Palmer will contact Kellum Air Conditioner Company to come out and inspect the AC.

**Boat Storage area:**  Evans Stout presented the Board (for approval) a form that will be used to identify each boat owner, address, information on the boat, (identification of boat, trailer license number, boat EP identification number, trailer EP identification number), etc. according to the Master Association Rules and Regulations, regulation #3. She requested the Board to approve or make changes. The Board approved the form with a minor adjustment, adding the mailing address of the boat owner if different from the community address.

The Board also asked before planting any vegetation in front of the new wall that the wall be stained to preserve the wood. The Board also acknowledges the tremendous job Evans and Molly have done to improve and redesign the Boat Storage area. Thank you so much.

**Landscaping:**   New mulch has been put out around the community.

**Architectural Committee:** A new home will be built across from the Club House. The new owner has contacted Myrtle Palmer, the Architectural Chair. She also announced that 417 Emerald Circle has also been purchased and new landscaping and painting will be done in the near future.

**Boat Dock and Ramp:**  At the March 3rd called meeting the boat ramp was discussed and it was decided that Dave would try to determine whether or not we need a major CAMA permit or if a general CAMA permit would be allowable. He reported that he has been in touch with Josh Edmondson from the Emerald Isle Town and Ryan Davenport, CAMA Permit Officer. Dave sent a letter to Mr. Davenport requesting consideration for a “general” permit to allow us to accomplish repair of our damaged boat slip and replacing our damaged boat ramp in a timely manner. Based on actual on-site assessments of these facilities conducted by several marine contractors, the boat slip area would require only a reconstruction of several boat slips, not a total replacement. The boat dock would need to be removed and rebuilt with the same “foot print” as that of the current structure. The Board made a motion that with CAMA’s approval, Dave will contact Bobby Bright to make the repairs on the boat slips for a price of $9,000.00 and to request that Bobby Bright give us a formal contract quote to replace the boat ramp using the same “foot print” as that of the current structure. Motion was made and approved. We will also get other bids on the boat ramp. The boat slips and the boat ramp are considered our top priorities.

**Social:**  Lydia Lewis advised she is planning a social following the Annual Meeting in May.

**Old Business:** Lydia Lewis prepared a newsletter that will be included in the April quarterly dues statement. The Board feels it is imperative that we keep our homeowners up-to-date on progress being made on cleaning up and repairs after Hurricane Florence.

**New Business:** The Annual Meeting will be held on Saturday, May 11, 2019. Coffee and doughnuts will be available at 9:00 and the business meeting will begin at 10:00 AM. Sandy, Lydia and Dan will put together the documents that will be mailed by April 11th for this meeting. Dave will write the official letter from the Board and Dixie will prepare the budget that will be included in the mailing.

Next Board meeting will be April 15, 2019.