**EPMA Monthly Meeting**

**March 14, 2022**

**6:00 PM**

Present were: Lydia Lewis, Myrtle Palmer, Darcel Browning, Gil Lowery, Samantha Gomez, Donna Grady and Sandy Helms

Minutes from the February 21st meeting were approved.

Darcel Browning gave the following Treasurer’s report:

Reserve Fund Balance January 31, 2022 $133,469.35

$15/month X 110 properties 1,650.00

Transfer to Checking 7,500.00

Interest Income 1.01

**Reserve Fund (Money Market) Balance February 28, 2022 $127,620.36**

**Operating Fund (Checking) Balance February 28, 2022 $ 25,354.82**

Dues > 90 Days $ 799.56

Darcel also reminded the Board we are presently $9,000.00 over our 2021-2022 budget. Details and further information regarding this overage will be presented at the Annual Meeting, Saturday, May 14, 2022.

Changing banks was discussed and the Board agreed to have the new CPA firm send out paper invoices.

A Self-Audit will be held before the Annual Meeting – tentatively set up for April 9th, 2022. We will solicit two non-Board members and one Board Member. Lydia will contact two non-Board members and Samantha Gomez volunteered as a Board member. Lydia will also be present.

Darcel requested that we print another reminder that we have obtained a new CPA Firm – **Please continue to make checks payable to Emerald Plantation Master Association, Inc. and mail to**

**PBMares, LLP**

**Post Office Box 535**

**Morehead City, NC 28557**

This information has also been made available on our Web Site, Emerald Plantation.org

**Committee Reports:**

**Gate:** No report

**Lights & Irrigation**: No report

**Landscaping & Contracts**: Gil Lowery resigned from the Board, March 3rd, 2022, April Carpenter will fill Gil’s vacancy and Samantha Gomez will take over the Landscaping & Contracts. April will assume the responsibility of Socials.

It was also noted that Sixtos successfully shaved many of the sidewalks on Emerald Circle thereby eliminating the uneven sidewalks.

**Pool:** Myrtle ordered 10 new chaise lounges – to be delivered at a later date.

**Tennis Courts:** Myrtle Palmer gave to each Board member present a presentation regarding the condition of the tennis courts which are in very bad condition. There are two estimates, one for $23,000 and one for $100,00 - $120,000. Kevin Kimmel and Myrtle met at the courts prior and determined that there was no way that volunteers in the community could fix these courts.

As mentioned in the January 17th meeting, Samantha Gomez and Molly Laula agreed to co-chair a committee to explore ideas for expanding the use of the courts, such as a pickle ball court, etc. This committee has not given the Board their report as of this date. Myrtle gave the Board information on pickle ball in a community, articles were printed that indicate there are lawsuits in almost all states, noise is very high, anyone can google ”pickle ball lawsuits’ and read. Myrtle stated she had an appointment with her attorney, who also handles HOA’s and she asked about these types of lawsuits. The attorney had more information by states (she pulled up California, Texas, Arizona and Michigan) and others. The attorney asked her if her house was close to the courts and if so, it will affect the value of her house. Noise levels and health concerns. Myrtle states she and Kevin are against any changes in the use of the tennis courts. Tennis courts should remain as such. She also recommended that after the courts are repaired a sign of **NO DOGS ALLOWED** should be installed due to feces and urine on the courts. No decision was made concerning the Tennis Courts.

**Club House:** No Report

**Old Business:** As previously reported in the January and February minutes, our Boat Ramp needs significant amount of work in order to get it back to a usable state. It is closed until these repairs are completed. Two companies have investigated and we have received one bid – awaiting the second bid before a decision can be made.

**New Business:** On March 6th ten boys (not residents of EP) jumped the fence at the pool, with a cooler, and went swimming. The Emerald Isle Police were called and it was determined that the boys were visiting a homeowner in the Townhouses. The pool is closed and a sign is posted. This is a legal liability for the HOA. Lydia has attempted to contact the homeowner twice but has not received a response. The Board voted to fine the Homeowner $100.00. Lydia will send a letter stating the infraction and an invoice to the owner that they have a right to be heard by contacting Lydia Lewis, President and appearing before the Board, otherwise the Board has the right to fine $100.00.

Lydia gave each Board member present a copy of the proposed May 14th Annual Meeting mailout;

. Call to Submit Name for Board Member

. Notice of 2022 Annual Meeting

. Agenda

. State of the Community

. Proxy Form

. EPMA Board of Directors

A copy of last years’ Annual Meeting Minutes and a copy of the 2022-2023 Budget will also be included.

No further business, meeting was adjourned