**Minutes**

**Emerald Plantation Master Association**

**March 19, 2024**

President, Mauri Galey called the meeting to order at 6:00 PM.

Present: Mauri Galey, Darcel Browning, Frank Salvo, Brian O’Dell, Donna Grady, Kristina Voltaire, Zach Luceno Dave Chenoweth and Sandy Helms.

Minutes from the February 19th meeting were approved.

Darcel gave the following Treasurer’s report:

**As of February 29, 2024:**

Reserve Fund Held in Money Market: $152,967.92

Operating Fund (Checking) $ 30,580.66

Dues Outstanding > 90 Days $ 1,397.07

Darcel advised as of April 1, 2024, dues have been increased to $340.00 per quarter, as approved at the Annual Meeting 2023.

The Treasurer’s Report was approved.

**Committee Reports:**

**Gate:** Mauri reported due to problems with the gate the circuit board had to be replaced. We have had no further problems. George Gomez has remotes that can be purchased for $10.00.

**Landscaping:**  Sixtos is ramping up and getting all in place for the Spring season. He worked over the weekend removing dead trees but he still has a couple more to remove.

**Pool:** The County Inspector met with Mauri to be sure we are up-to-date with everything in order to open the pool in May. A specific sign will have to be installed at the pool entrance. Target date for opening the pool is May 18th if all goes as planned. We will strive to be open sooner, if at all possible.

**Social:** No social planned at this time.

**Club House:** No report

**ACC:** Frank will send out a notice to address any changes/additions/painting to properties in the HOA, must be acknowledged and approved in advance by the ACC committee. Also, no fences are allowed in the HOA except for the black aluminum. Refer to the HOA Rules & Regulations. Pertaining to streets in the community, Frank reported there is a sizable hole in the street behind Ace Hardware that needs to be filled. Action will be taken.

**Old Business:** Signs – are being made by Cedar Point Signs. Replacing and repairing existing poles was discussed. Darcel is preparing a Work order to complete this transaction.

**Canal:** The boat has been removed from the Canal.

**Docks & Ramp:** It was reported that we are waiting for further quotes on the Ramp and Day Docks. The Ramp cannot be used at this time and it will remain closed until the Ramp has been repaired.

**New Business:**

Darcel informed the Board that a Planning\Budget meeting will be held March 26.

**Annual Meeting:** The 2024 Annual Meeting was set for May 11th, 2024 at 10:00 A.M.

Sandy Helms resigned as Secretary to the Board. She will continue to oversee reservations, etc. for the Club House. Kristina Voltaire will be the new Secretary. The Secretary is a non-voting position.

Dave Chenoweth, a homeowner and former President of the HOA, attended the meeting and offered his assistance as we go forward with Capital Planning for the community.

Respectfully submitted

Sandy Helms