

**Minutes**  
**Emerald Plantation Master Association**  
**March 17, 2025**

**Present:** Mauri Galey, Darcel Browning, Frank Salvo (via telephone), Donna Grady, Kristina Voltaire.

**Opening:** Mauri called the meeting to order at 6:08 P.M. The adjusted minutes from February, 2025 were approved.

**Treasurer's Report — Darcel Browning**

Financial Status as of February 28, 2025:

Reserve Fund Held in Money Market:	\$174,073.05
Operating Fund (Checking):	\$ 35,601.15
Dues Outstanding (> 90 days):	\$ 2,531.94

The Zelle email address for dues payments to the HOA is [tajenkins@pbmares.com](mailto:tajenkins@pbmares.com).

**COMMITTEE REPORTS**

**ACC - Frank Salvo**

A homeowner asked for a variance for their fencing violations. The Board needs to review the fencing, and may still proceed with a formal hearing to resolve the violation.

**Clubhouse - Sandy Helms**

The clubhouse reservations have been made for the community's annual meetings. A graduation party has also been booked for early June.

**Pool - Mauri Galey**

Brightspeed did find a short in the phone line by the pool and fixed it. So far it seems to be working properly again.

**Social - Mauri Galey**

Social events scheduled for 2025:

May 24 - Memorial Day BBQ;

July 5 - Fourth of July BBQ; and

August 30 - Labor Day BBQ.

**Tennis Courts - Mauri Galey**

Currently, homeowners are using the tennis courts as a dog run. When the tennis courts are resurfaced, this will have to stop in order to preserve the life of the tennis courts. The Board discussed perhaps adding a dog park adjacent to the tennis courts in the future.

**Gate/Gatehouse - George Gomez**

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Lawn Rangers has fixed the broken fence by the entry to the community. A damaged reflector post by the entrance has also been repaired.

**Landscaping/Lighting/Irrigation - George Gomez**

Mauri has put together a list of projects that could benefit from community involvement. The Board will include this list in the annual meeting mailing packet so that homeowners can review and volunteer.

The Board discussed updating the Emerald Plantation signage at the street lights to match the updated branding of the community (removing the pineapple, updating the colors, adding the “EP” wave).

**Dockmaster/Boat Storage - Gary Vaccaro**

No update.

**Boat Ramp/Day Dock - Brian O’Dell**

The old day dock has been completely demolished, and there are new pilings set for the new day dock as of today. The observation deck is still open for people to use.

Some homeowners have been asking if they can reserve slips off the day dock, but there is nothing in the rules & regulations on this.

With the new dock coming, the Board has decided that the 3 end slips can be reserved through the dock master for up to 1 week. The other slips are first come, first serve.

**Capital Planning Committee - Frank Salvo**

The Board discussed putting a 1-page info sheet about the upcoming road expenses in the annual meeting mailing packet. The plan was to begin road work in 2028, but there are several spots in the roads that will need repair before then—likely in 2025. Much of the cost will come out of the capital fund, but an additional assessment may be necessary for homeowners within the next 10 years. Frank will put together a clarified, simplified summary of the upcoming capital expenses for the community to review and discuss timeline and funding at the upcoming annual HOA meeting.

**Old Business**

—Drainage between town homes - the drainage has been dug out by building 1 and is currently working. Between buildings 3 & 4, the drains need to be increased in size. The current drains cannot handle the volume of runoff/rain that comes through.

—Part of the retaining wall by the townhomes needs some maintenance. This is an area where a tree was removed, a planter removed, and a parking space added. The wall was not properly rebuilt during that process. No update.

—Donna will talk to Gary about painting the speed bumps throughout the neighborhood; no further update.

—Document guidelines/record keeping - Frank would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. No update.

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—Mauri mentioned that an attorney he spoke with could also organize the Bylaws, Amendments, and Rules and Regulations into a searchable, tightened-up format that is easier for everyone to understand. No update.

—Plan for fixing the holes in the road going toward the townhomes - the Board believes a cold patch like those used in the past would work and will move forward with that strategy.

—The canal fountain pumps have been pulled, and the Board has talked to Raymond about repairing them—they may not be reparable.

—Bruce raised the idea of turning over the entrance road to the town for maintenance & management. Mauri will look into it.

**New Business**

The Board is looking at May 3rd for the Annual Meeting at 1:00 P.M. The meeting packet will not include a SASE for proxy ballot returns this year.

At 7:03 P.M., a motion to close the meeting was approved.