**EMERALD PLANTATION MASTER**

**HOMEOWNERS’ ASSOCIATION BOARD MEETING MINUTES**

**Date: March 16, 2015, Monday, 6:30 P.M.**

Board Members: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Neil Robinson, Member at Large, Ed Cox, Member at Large, Anne-Marie McDonald, Member at Large, Sandy Helms, Secretary.

President, Victor Wilson called the meeting to order at 6:35 P.M.

**SECRETARY’S REPORT**

The minutes from the February meeting were approved by the Board.

**TREASURER’S REPORT: CHARLES MARSTON**

Charles Marston gave the following report:

 Checking Account balance $48,166

 Reserve Account balance $81,340

 $22,890 will be moved from checking account to reserve account at fiscal year end.

End of the year report will be ready on March 31, 2015.

Treasurer’s report was approved.

**NEW LANDSCAPING PROJECT PROPOSED**

The berm, located in front of the landfill for the septic systems, needs immediate attention. All the plants on top of the berm are dying because the berm is all sand and the plants/trees do not get sufficient water. A proposal was made to remove the plants and add some additional plants/trees in front of the berm, install an irrigation system and a truck load of mulch for a cost of $1,590.00.

**COMMITTEE REPORTS**

**TENNIS COURTS, LANDSCAPING AND POOL –NEIL ROBINSON**

Lawn Ranger, Landscaping Contractor, has requested a 10% increase in price for the next year.

**POOL**

North Carolina Department of Health requires that the outside fence wall be at least 4 feet high. The wall between the pool deck and the club house is only 32” high. Proposals are underway to reconcile this issue.

 The Pool apron needs to be resurfaced, power washed and repainted for a cost of $4,400.00. This is under consideration by the Board.

 We have Pool leaks that need to be found and repaired and we also need to replace a cracked pipe in the pump house with a high pressure pipe. Neil will contact Rodney Capps to see how quickly he can find and repair the leaks and do the manifold work in the pump house. This work needs to be completed as soon as possible as the pool is scheduled to reopen in approximately six weeks. Resurfacing, repainting, etc. will be addressed after the repairs have been completed on the leaks, etc.

 Pool Furniture: We have 6 lounge chairs in good condition, 7 lounge chairs need to be repaired.

Additional pool chairs will be purchased at a later date.

**TENNIS COURT**

 Tennis court has lots of cracks and needs to be resurfaced. Neil will get a price for resurfacing and inform the Board at the next meeting in April.

**LIGHTS, CLUB HOUSE AND STREETS – ED COX**

 Some of the Club House lights have been replaced but additional lights will be replaced by an electrician at a later date. Pot holes in the streets will be addressed as the weather warms.

The machine has been purchased to restripe the townhouse parking lot as soon as the weather permits.

**COMMUNITY WEBSITE – ANNE-MARIE MCDONALD**

Website has not been updated. Anne-Marie will contact contractor to ensure the website is updated and minutes are posted on line as soon as the Website is up.

**BOAT DOCK AND BOAT STORAGE AREA – AL SMITH, GENE COLE AND GARY VACCARO**

It was recommended that the Leyland Cypress trees at the boat storage are be trimmed as soon as possible.

**COMMUNITY WATCH – AL SMITH**

 It was recommended and approved for three Community Watch signs be purchased and installed in the community.

**SOCIAL COMMITTEE – SANDY HELMS**

 No report

**GATE HOUSE – CLYDE ANDREWS**

 No report

**PLANNING COMMITTEE – AL SMITH**

 A meeting of this committee will be set soon for future planning.

**OLD BUSINESS**

**NEW BUSINESS**

 Motion was made to go forward with the proposed landscaping of the berm at a cost of $1,590.00. Motion was approved.

 Motion was made to accept the 10% increase in Lawn Ranger’s Landscaping Contract for next year. Motion was approved.

Meeting was adjourned.