Emerald Plantation Master Association, Inc.

Monthly Board Meeting

May 16, 2016

Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer,

Anne Marie McDonald, Ed Cox, Kevin Hanratty, Gill Lowery, and Sandy Helms, Secretary.

Victor Wilson, President opened meeting. Minutes from April 18, 2016 meeting were approved.

Charles Marston - Treasurer’s report:

 Checking Account total $33,824

 Included in checking account are:

 Contribution to reserve $13,080 plus 2,180

 Projects planned, not completed – chimney repair

 Reserve account $104,823

Treasurer’s report was approved.

A financial audit is due for 2015/2016: Kevin Hanratty, Dave Chenoweth and Tom Ross will meet shortly with Charles Marston, Treasurer to complete this audit.

Reports:

Tennis Courts: Anne Marie will assume the responsibilities of Tennis Courts.

Landscaping: Replacing all dead bushes and trees, fertilizing and adding pine straw on the berms. New landscaping in the front circle will be completed before the Annual Meeting.

Pool: Anne Marie reported the Pool was opened early and umbrellas have been purchased for the Club House Deck. Pool passes need to be ordered – Ed Cox and Tom Ross will coordinate getting passes ordered and distributed.

Lights: Kevin reported lights are being replaced outside Club House.

Club House – Streets: Molly Maid will be contracted to do a one- time deep cleaning inside Club House and all inside and outside windows. Each quarter a cleaning will be done to maintain. Ed Cox will continue to do a cleaning after each Club House social, etc. Al Smith will purchase and install a new bulletin box for the pool/Club House area.

Included in the 2016/2017 budget will be repairs to the inside and outside of the Club House. The stucco walls outside needs to be repaired and painted and the doors should be replaced. Estimates will be forthcoming.

Scott Cunningham, Onslow Grading & Paving did a complete review of the conditions of the streets and it was reported the total resurfacing costs for the subdivision would run around $130,000 in today’s dollars. This could be broken into three or four sections. The report stated that less than $10,000 would repair everything that possibly needs repairing right now and probably less if the worst areas were repaired this year. This will put off the complete resurfacing for ten years.

Architectural Control Committee: no report

Gate House: Upgrading and updating the front entrance has begun. A new bulletin box has been installed, the post on the right side of the incoming gate has been straightened and painted, a new entrance keyboard will be replaced at a cost not to exceed $1,200.

Web Site: All is up-to-date.

Social Committee: Plans are underway for the next social – Sunday afternoon, May 29th, 2016 in the Club House.

Unfinished Business: Annual Meeting letter was mailed the first of May for the meeting scheduled for Saturday, May 28th, 2016.

New Business: none

Meeting was adjourned.

Sandy Helms, Secretary