**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**May 20, 2019**

**Present:** Dave Chenoweth, Lydia Lewis, Ron Webb, Myrtle Palmer, Dan Allen, Dixie Noble, Kevin Kimmel, Brenda Payne, Guests: Al Smith, Joe Poole, Gary & Deborah Vaccaro

President, Dave Chenoweth, opened the meeting.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $ 69,244.85

Checking account per Quickbooks: $ 33, 009.15

 *(includes amount to be transferred into reserve account)*

Dues outstanding > 90 days $ 417.08

This is to advise our bank that DIXIE NOBLE is our treasurer and RON WEBB is our vice president, both are added as a signers for our checking account. Charles Marston and Al Smith are to be eliminated. The bank needs two (2) signatures to authorize this change:

Signatures: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Treasurer’s report was approved.

**Gate**: Myrtle Palmer asked Ron Tallmadge to check out the gate because the gate was not opening and closing correctly. The arm was very loose and had to be adjusted as well as some adjustments in the gate opener. The gate appears to be operating correctly but will be monitored. The cost of $50.00 will be forwarded to Garris Evans for reimbursement.

**Pool and Club House:** Dan Allen gave an overview of the events of the May 13th Club House use. EMS had to be called twice to an event that got out of control. Many non-residents used the facilities, using foul language and alcohol was served. Witnesses saw bottles being removed from the Club House. The Board of Directors unanimously approved that the property owner reserving the Club House would receive a letter revoking their privilege of using the Club House in the future. The Board will strengthen the wording of the Club House use policy and monitor ALL future events.

**Community Signs:** A new speed limit was installed at the entrance of the subdivision. The previous sign was moved to a post on Emerald Plantation Road.

**Tennis Courts**: Once the new railing is received we will repair with the help of Dave Chenoweth and Tom Noble.

**Lights:** All lights are working.

**Boat Storage Area:** There were lots of weeds coming up, weed killer has been applied and some are dying, this will be monitored. Landscaping has been completed in front of the fence.

**Landscaping:**   Bernie retired from landscaping, we received several bids and we have signed a contract with Sixtus (previous employed by Bernie). The contract will save us approximately $300.00 a month.

**Architectural Committee:** The new homeowner at 417 Emerald Circle will have the large tree root removed the end of May to early June.

**Boat Dock and Ramp:**  Lively discussion regarding the Boat Ramp ensued. Various Board members are, and have been, working on obtaining recommendations from civil engineers. Guest, Al Smith, insisted that CAMA would allow a shorter and smaller footprint. Dave will pursue this issue. Previously Ron Davenport from the CAMA office had said we had to maintain the same footprint. Board members and some other residents are assisting with looking for loans from banks, FEMA, etc. Mr. Smith was adamant that nothing was being done and is very unhappy with the work of the Board. Dave Chenoweth, President, repeated that the ramp will be rebuilt, but after the Hurricane, it was NOT the first priority. The current CAMA permit will expire September 19, 2019.

**Boat Slips**: E Z Docks has completed the boat slips under the watchful eye of Dixie Noble. The steps and platform will be installed as soon as the sea wall is inspected and approved.

**Sea Wall:** Bobby Bright has completed the sea wall. Once the inspection is completed, the area will be back-filled.

**Traffic Circle and Speed Bumps:** Two six foot speed bumps have been ordered and will be installed directly in front of the playground. Folks are ignoring the speed limits and we have concerns for the safety of our children and residents. The traffic circle continues to be a problem with several residents going in the wrong direction. Several ideas were discussed such as putting a bulletin on their windshield and possible fines.

**Social:**  Brenda Payne will co-host the Social Committee with Lydia Lewis.

**New Business:** The Board of Directors unanimously verified that ALL rentals will be ANNUAL rentals only. NO daily, weekly or monthly rentals.

No further business – meeting adjourned.