**Minutes**

**Emerald Plantation Master Association, Inc.**

**May 16, 2022**

Attendees: Lydia Lewis, President, Darcel Browning, Treasurer, Annamarie Mead, Bruce Paetzold (by telephone) and Sandy Helms, Secretary:

Lydia called the meeting to order and explained why the low attendance – several traveling.

Minutes to the April 11, 2022, Annual Meeting Minutes May 7, 2022 and May 16, 2022 will voted on at the June meeting.

Treasurer’s report:

Money Market Reserve Balance (March 31, 2022) $128,096.45

$15/month X 110 properties $ 1,650.00

Transfer to checking $ 10,000.00

Interest Income $ 1.03

Reserve Fund (Money Market) Balance – April 29, 2022 $119,747.48

Operating Fund (Checking) Balance – April 29, 2022 $ 27,352.53

Dues > 90 days

Darcel advised the Board that $10,000 was taken from the Reserve Account in April to pay the deposit to Coast 2 Coast to begin repair on the Boat Ramp. (We requested bids from Larry Arnold, Doug Banks and Coast 2 Coast. First declined, 2nd never got his bid in to us. Coast 2 Coast bid was estimated at $40,000.) This was approved by the Board with a text to the Board on March 23, 2022. (Copy of text, etc. included is the Board’s approval is attached to these minutes).

$30,000 will be taken from Reserve Account in May, 2022 to pay the balance at the completion of the job.

Treasurer’s report was approved.

**COMMITTEE REPORTS:**

**Gate**: George Gomez changed the new pass code to the gate and will change the code for any party or reservations we have for the Club House to prevent giving out our gate code for future events. He also has ordered and received 12 remotes that will be available to homeowners for $10.00.

**Pool:** Lydia announced that Carteret County will inspect the Pool Wednesday, May 18th and if all is approved the pool will be opened Thursday, May 19th.

**Lights & Irrigation:** Frank Salvo purchased and installed solar lights on the pathway leading from Emerald Circle to Emerald Plantation Road. Sixtos continues to work on the irrigation system and repairs and installs any irrigation heads as needed.

**Boat Ramp:** Bruce reported repairs on the Boat Ramp have been completed except for painting a line at the end of the ramp (this will be done immediately). About fourteen boards need to be replaced. This will be completed as soon as possible but will not hold up opening the Ramp. He also reported that Coast 2 Coast is preparing a proposal that will be presented to the Board on what we need to do next on the Boat Ramp.

**Fountains:**  EAC, the company that services our gates and the fountains, advised Lydia there is a breaker out on one of the fountains. They are in the process of locating a replacement. As soon as they can locate a replacement the fountains will be repaired.

**Architectural Committee:**  In Frank’s absence, Lydia gave Frank’s report: Since the Board Meeting May 7th, no new activity. He and his committee are in the process of developing guidelines to be added to the Covenants regarding selecting paint and other architectural requirements.

**Old Business**:

**New Business:** Lydia reported Turner Asphalt, out of Wilmington, came to the property and looked over the roads and will give us a menu of things we should do to preserve the roads for a few more years. He will be getting back with Lydia with those recommendations and guidelines on maintenance and repairs.

No further business, meeting as adjourned.