Minutes

Emerald Plantation Master Association

May 15, 2023

Present: Lydia Lewis, Darcel Browning, George Gomez, Frank Salvo, Donna Grady and Sandy Helms, Secretary

Lydia acknowledged the two new Board members, George Gomez and Mauri Galey. Mauri was out of town for this meeting. George will be responsible for the Landscaping and the Gates. Mauri volunteered and will assume the responsibilities of Socials, Pool and the Canal.

Minutes from the April Board meeting were approved.

Darcel gave the Treasurer’s Report:

Reserve Fund Held in Money Market: $130,855.86

Operating Fund (Checking) $ 54,854.74

Dues Outstanding > 90 Days $ -0-

A final payment is due to finish paying for the repair of the Pool.

Darcel reported that there are­ property owners who have not paid their assessment. She has sent letters reminding them and a second letter is forthcoming.

To address the circular issue caused by the Zelle fee charged by our bank on the total payment made using Zelle, we have implemented a solution.  Effective immediately, homeowners who choose to pay their HOA invoices using Zelle will need to follow these instructions:

1. Pay the original amount of the HOA invoice and include the 1% fee
2. Additionally, add an extra 50 cents to your payment.

By adding the extra 50 cents, we ensure that the total payment will cover the fee applied to the total Zelle payment, effectively alleviating the circular issue.

Example:  If the quarterly HOA invoice is $300. Here's how you should calculate your payment:

Original HOA Invoice: $300

Zelle Bank fee (1% of $300): $3.00

Additional 50 cents: $0.50

Total payment: $303.50

A Financial Audit will be held soon consisting of two Board members and two non-Board members.

Treasurer’s report was approved.

**Committee:**

**Gate:** Lydia reported, the pedestrian gate and platform to the Shopping Center has been repaired.

**Pool:**  Pool chairs and chaise lounges have been ordered – it will take 4-6 weeks for delivery. The Board received many complaints pertaining to the conduct at the pool, especially on the weekends. Music too loud and abusive language being used. The complaints were discussed and it was decided the Board needs to update the surveillance equipment at the pool and the guard house. Motion was made and passed.

**Landscaping:** George reported mulch has been spread and Sixtos has ordered more to be sure all areas are properly and fully covered. The old playground equipment has several dangerous areas that have split; therefore, the old equipment will be demolished Saturday morning and George has ordered a new playground set.

**Sprinklers:** It was brought to the Board’s attention that some of our irrigation system, that was destroyed four years ago, may need to be reinstalled. George will research this situation and report back to the Board with suggestions.

**New Business:** Dave Chenoweth addressed the Board with information pertaining to the sign at the entrance to the Shopping Center. The lights to the entrance sign were initially installed by running a cable from Ace Hardware under the road to the sign. Ace Hardware was also paying for the lighting. Dave advised the Board that the lights to the sign are no longer working and it is extremely dark at that entrance, it is a safety hazard. He is working with the owner of Ace to try to determine the problem and IF they are unable to get the lights working properly, he suggested using solar panels. Dave also suggested that the road stripping leading into Emerald Plantation need to be repainted. He offered to do the stripping but will need help.

No further business, the meeting was adjourned.

***Proxy votes were turned in for the Annual Meeting and several people took the time to make comments. The Board will review these and work on accomplishing the recommendations. The suggestions/comments are listed below:***

*Request a bench to be placed somewhere in the Circle.*

*Use polywood picnic table, get safe playground equipment and make boat ramp usable.*

*Need better management of rules/regulations for the pool, i.e. passes, visitors, guests, etc.*

*Need additional boat parking & lottery enforced in May.*

*Thanks to all who volunteer their time to make the development beautiful, secure and a wonderful place to live.*

*Private landscaping that borders common areas, sidewalks need to be kept trimmed by the homeowner to prevent encroachment.*

*Before any assessments you should survey the community. It is in the Bylaws.*

*Bocce ball court.*

*Please have a guard or off duty policeman at the pool on weekends to curb the foul language and excessive alcohol consumption. It has been embarrassing and because of this we can’t take our friends and grandkids to the pool.*

*Resurface the tennis courts & pickleball court.*

*Please make a memo to all EP Homeowners to inform them of Emerald Isle’s AND EP Regulations on dog lease policies and chronic dog barking.*

*Email newsletter or put newsletter on website.*

*Poop, Poop, Poop…..how can we get homeowners and their visitors to pick up after their dogs?*

*Thank you to all Board members and volunteers. We appreciate you.*

*Adult weekend happy hour or Bar-B-Que.*

*Music too loud at the pool, abusive language flying everywhere and drunks scaring people away.*

*Suggestion – 4th of July golf cart parade ending at Clubhouse with a community function.*

*Fix boat ramp, etc. Add basketball court, half court by tennis courts, fix pedestrian gate, need new playground equipment.*

*Assessments need to be voted on in accordance with Bylaws; fix the fountains in the canal.*

*More community volunteers, more involvement with activities of the Board.*