

Minutes
Emerald Plantation Master Association
May 20, 2024

Present: Mauri Galey, George Gomez (via telephone), Frank Salvo, Sandy Helms, Darcel Browning, Brian O'Dell (via telephone), Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:04 P.M. The minutes from April, 2024 were approved.

Treasurer's Report — Darcel Browning

April 1, 2024 was the beginning of the new fiscal year.

Financial Status as of April 30, 2024:

Reserve Fund Held in Money Market:	\$156,270.50
Operating Fund (Checking):	\$ 51,739.89
Dues Outstanding (> 90 days):	\$ 678.48

The Board needs to set up the annual self-audit. Last year it was done on June 8. It should be done within the first couple of months of the new fiscal year. The Board discussed changing how the audit was done in order to get a better overview of the financial state of the community.

Darcel stated that upgrading QuickBooks would be \$80/mo. compared to the \$35/mo. that is currently billed.

Tammy from the shopping center attended EP's annual meeting and stated that they do not have any record that they should be paying dues to us. The Board will look into this.

The Board approved the Treasurer's report.

COMMITTEE REPORTS

ACC - Frank Salvo

The Board discussed coming up with a balanced solution for the current fencing/noise barrier issues in the neighborhood. Frank reiterated that for-sale signs must be wooden, and political signage on a homeowner's land is only allowed within a certain amount of time around an election. All of the new neighborhood branding/signage has come in. The Board discussed putting together a volunteer group to prime the posts and put up the new signs.

Clubhouse - Sandy Helms

The termite inspection and window/carpet cleaning has been completed in the clubhouse. The Board discussed raising the cleaning fee from \$50 to whatever it would cost to have professional cleaners come in to clean. The Board approved changing the clubhouse rental terms to explicitly not include pool access, as having outside guests in the pool increases our liability without a lifeguard on duty. Darcel will handle clubhouse reservations until June 16 while Sandy is out of town. The Board discussed replacing the clubhouse refrigerator, and Mauri will put together a work order for the fridge.

Pool - Mauri Galey

The Board discussed pushing back the full replacement of the pool deck and just repairing it for now. Brian & Mauri will take up a few boards to see what the deck looks like underneath, and Sixtos will salvage what he can. The pool has been open since May 1, and nonskid paint has been laid down by the exit ramps.

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Social - Mauri Gale

There is a Memorial Day pig roast planned for May 25. The event has been posted on Facebook to let community know.

Tennis courts - Mauri Gale

A group approached Mauri and asked to paint shuffleboard lines on the tennis courts; The Board will review the design when the group gives him one.

Gate/Landscaping - George Gomez

The backup battery for the gate is currently disabled, and George is currently working with gate company to resolve a wiring issue. He is waiting on a quote for the repair.

It is almost time for mulch around the community again, which is within budget.

The pedestrian gate keypad needs a code with 4 unique numbers. The Board will resolve the issue. Frank suggested posting a sign next to the pedestrian gate telling people to push "c" before entering code. Frank has also fixed the gate post.

Landscaping/lighting/irrigation - None.

Dockmaster/boat storage - None.

Boat Ramp/Day Dock - Brian O'Dell

The boat ramp repair is almost complete and will be ready for use by the beginning of June. Brian said that Brandon Landowski will bring him an estimate for the day dock this week, which will include bids for both repair and total replacement.

Capital Planning Committee - Frank Salvo

Frank discussed how to fund the costs that were presented at last week's Annual Meeting. We will have to share some options with the community for approval, hopefully sometime between July and August.

Old Business

- Progress on new community signs
- Holes in the road that need to be patched
- Yellow center road lines need to be repainted
- Progress on fixing canal screens

New Business

The Board discussed how to address membership on EP's private Facebook page. Mauri will compile a list of the homeowners who want to be on the EP homeowner contact list.

At 7:11 P.M., a motion to close the meeting was approved.