

Minutes
Emerald Plantation Master Association
May 19, 2025

Present: Mauri Galey, Darcel Browning, Brian O'Dell (via telephone), Frank Salvo (via telephone), Steve Johnston, Kristina Voltaire.

Opening: Mauri called the meeting to order at 6:03 P.M. The adjusted minutes from April, 2025 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of April 30, 2025:

Reserve Fund Held in Money Market:	\$ 55,474.73
Operating Fund (Checking):	\$ 43,424.03
Dues Outstanding (> 90 days):	\$ 514.93

About 10 people have not paid their increase in dues or their regular dues. About \$5,600 total are 30 days overdue. Darcel is working with PB Mares to fix some categorical issues, and the annual audit also needs to be completed. 2 board members and 2 volunteers need to be involved in this.

COMMITTEE REPORTS

ACC - Frank Salvo

Frank would like to schedule the formal hearings for the fencing violations for July.

The Weathermans are installing a lift on the side of their steps to assist with entry into their home. A homeowner expressed interest in adding a garage to her home; the Board is waiting for a sketch to see the idea that she has in mind.

Clubhouse - Sandy Helms

No update.

Pool - Mauri Galey

The pool has been open since May 1st. A handful of pool passes have been purchased recently. The poolside bathroom exit ramps have been painted with grip paint to reduce the chances of people with wet feet slipping. The ducks were a problem at the start of the pool season but with people regularly using the pool, there are fewer ducks each week. Someone asked if babysitters are permitted to bring their children to the pool; a Board member suggested that the babysitter be CPR certified and insured, as there is no lifeguard on duty. Brian raised the issue of liability if something happened to the child. The Board brought up the idea of having a waiver form to release liability of the HOA if something happened to the child.

Social - Mauri Galey

Blake will be grilling chicken for the May 24th social event, Moore's BBQ chicken tenders will be available for children, and community members will bring side dishes and other shareable items. BYOB. The timing is tentatively around 1-3pm for food service. Pool passes will be

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checked, and members are asked to limit the number of guests they bring. Darcel will help set up tables and decor in the clubhouse; Brian will also be present.

Tennis Courts - Mauri Galey

No update.

Gate/Gatehouse - George Gomez

George & Mauri discussed a permanent solution for reflector on the exit gate. It gets out of alignment easily and the gate remains open when this occurs.

Landscaping/Lighting/Irrigation - George Gomez

Mauri reported on behalf of George. The light down by the boat ramp is very bright. One of the lights in the main boat storage yard has burned out. Al Smith has called CECC to replace the light in the boat yard. Mauri will ask CECC if they can move the bright light to the boat yard, and use a lower wattage lightbulb at the boat ramp area. A homeowner requested that CECC also replace a lightbulb on Plantation Drive with a lower wattage bulb, as it shines very brightly into the homes at night.

Community Involvement and Special Projects - Mauri Galey

Meter 224406 was hit by Dean McCormick's bush hog team. After researching this meter, it has used no power in more than 12 months, and EPMA is getting charged \$40 per month for it to simply sit there. The Board proposes that CCEC take out the meter and disconnect the account. If the Association wants to reset this meter (which was probably set to feed lights down toward the west end of the canal wall), it can be done at a later date. Mauri will review the electric bills, as the Board needs to confirm the locations of the meters and the charges.

Dockmaster/Boat Storage - Gary Vaccaro

Gary has sent notices to the three owners who need to update their boat or trailer registrations. Two owners have stickers and simply need to attach them to the units. One person has not responded. There are two open boat slots left in the main storage lot and one in the small storage lot.

Boat Ramp/Day Dock - Brian O'Dell

Gary reported 4 people who used the new dock felt that the finger piers did feel a bit high. The tide levels are still low compared to the annual average, so the Board thinks we need to give it more time to see if the piers need to be lowered 12-15 inches after the tides return to normal levels. The Board is taking the community feedback into consideration. If the finger piers are lowered, they cannot be raised back up.

Capital Planning Committee - Frank Salvo

Frank reported that the Board needs to look at building the future boat ramp repairs into the capital plan. The Board also needs to see the scope of work that will need to be done in the next

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several years. The roads will remain the big cost priority going forward. Mr. Creech commented at the Annual Meeting that it was his opinion that if the deck at the clubhouse was re-stained, it would last another 3-5 years before needing replacement.

Old Business

—Part of the retaining wall by the townhomes needs some maintenance. This is an area where a tree was removed, a planter removed, and a parking space added. The wall was not properly rebuilt during that process. This will probably need to be added to the capital plan.

—Document guidelines/record keeping - Frank would like to have this reorganized by the new fiscal year. Many records are still in storage and need to be brought on-site. No update.

—Mauri mentioned that an attorney he spoke with could also organize the Bylaws, Amendments, and Rules and Regulations into a searchable, tightened-up format that is easier for everyone to understand. The Board thinks this is a good idea, but there is no update. Mauri will try to get a ballpark quote on this in the next few months.

—Painting and refinishing the small street signs and large Emerald Plantation sign by the traffic lights. Darcel is working on getting these on order and we may need to reconsider the design. Darcel will need to know the paint colors to get the order completed—Katie O'Dell will assist with this.

—Brian suggested using trail cams or something similar to beef security up at the main gate rather than traditional wifi security cams. A price comparison needs to be done for these two options.

New Business

—Signage in the roundabout to clarify which “exit” goes to which road—Emerald Plantation Road is the first right, Plantation Drive is the second right, and the townhouses at Plantation Drive are at another turn. Katie O'Dell will work on the design.

—A Carteret County Tax Office representative came by to reassess the value of the boat storage lot; he said it looked the same as last assessment. Other properties would be assessed as they are assigned.

At 6:48 P.M., a motion to close the meeting was approved.