

Minutes
Emerald Plantation Master Association
May 18, 2026

Present: Mauri Galey, George Gomez, Darcel Browning, Frank Salvo, Brian O'Dell, Donna Grady, Sandy Helms, and Kristina Voltaire, Secretary; Nancy Lee.

Opening: Mauri called the meeting to order at 6:01 P.M. The adjusted minutes from April, 2026 were approved.

Treasurer's Report — Darcel Browning

The financial status as of April 30, 2026:

Reserve Fund Held in Money Market:	\$163,011.25
Operating Fund (Checking):	\$ 73,319.21
Outstanding Dues (> 90 days):	\$ 1,424.90

Darcel plans to move \$40,000.00 to the Money Market account from the operating fund. As of this meeting date, \$2312.18 (two homeowners) are more than 90 days delinquent paying their dues. Sandy asked for clarification on the dues increase scheduled for January, 2027: it will be \$640/home for 10 quarters. This will cover the roads and boat ramp maintenance.

COMMITTEE REPORTS

ACC - Frank Salvo

Mauri asked Nancy Leet to begin. Nancy is having a hip replacement, and Greg has built a ramp to sit on top of the public stairways by their townhome so that Nancy can get into her home after surgery. She is asking permission to install the temporary wooden ramp while she recovers so she does not have to climb the stairs. The Board asked further questions because the ramp may impact the HOA's liability if anyone should be injured on it. Brian informed the Board that the HOA does not fall under mandatory ADA compliance. Brian asked that Nancy have pictures of the ramp sent to Mauri so the Board can make a decision expeditiously.

Mauri received a note alerting the Board of what could be considered a fire hazard with a fire pit in the EP townhome community area. The Board agreed that the fire pit and any permanent seating needs to be removed. The gravel may stay.

A homeowner submitted a plan for black aluminum fencing; he has already begun installation. The Board takes no issue with his plan.

Mauri brought up the issue of a homeowner's short term rental—the home had been posted on Airbnb as a weekly/short-term rental. This is against the HOA Rules: any rental needs to be 1 year minimum. The Board will reject the homeowner's rental request. Regarding an unauthorized fencing issue, the fine will be imposed and the homeowner has no plans to remove it. The fine will be attached to the property and will need to be paid should the home transfer ownership in the future. This violation does levy against the HOA's financial health, unfortunately.

The trees in Dave Chenoweth's request have been trimmed back.

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The Board agrees that the landscaped median in the road toward the townhouses should be removed when the pavement is redone.

Mauri updated a document for commercial vehicle entry that outlines the rules and liabilities.

Clubhouse - Sandy Helms

Wire Pros fixed the sensor for the “trespassing” alert outside the clubhouse.

Pool - Mauri Galey

Brian reported that some lights and signs will be replaced by Brenda & Katie to beautify and improve the pool bathrooms. They will pay for it and Brian will help with any small electric projects. Frank added that the door to the pool maintenance room needs to be replaced. The Board agrees that the bathroom needs to be fixed up. George suggested motion sensor lights in the bathroom.

Tennis Courts - Mauri Galey

None.

Social - Shelley Trujillo

Blake Boykin volunteered to bring his rolling grill and will help cook for the Memorial Day event on Saturday.

Gate/Gatehouse - George Gomez

Frank ordered the internet for the gatehouse. It has already been installed at the clubhouse. The new public wifi password at the clubhouse is **clubhouse_8731**.

Landscaping/Lighting/Irrigation - George Gomez

George will walk the community with Sixtos tomorrow to go over Dave Chenoweth’s punch list distributed at the Annual Meeting. George will also set a private passcode for the entry gate for some upcoming clubhouse parties.

Community Involvement and Special Projects - Mauri Galey

No update.

Dockmaster/Boat Storage - Gary Vaccaro

No update.

Boat Ramp/Day Dock

No update.

Capital Planning Committee - Frank Salvo

No update since the Annual Meeting on Saturday.

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Old Business

—Canal fountain pumps: the Board will wait to replace them. The breakers, available pump sizes, and maintenance make this financially unviable (over \$2K/pump setup). Mauri suggested that we might re-hire someone to maintain the canal as the Board did a few years ago.

—Document guidelines/record keeping: Frank will add the digitized Bylaws to the Google doc.

—The replacement of the letters on the large Emerald Plantation sign: Frank will demo the letters. Tommy will paint and prep the sign. The Board needs to figure out how to mount the letters to the concrete sign.

—Kayak storage is being worked on by the Carters. They will work on the design, location, budget, and management of this new amenity.

New Business

None.

At 7:20 P.M., a motion to end the meeting was approved.