Emerald Plantation Master Association, Inc.

Monthly Board Meeting

November 9, 2015

Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Ed Cox, Gene Cole, Anne-Marie McDonald, Gill Lowery, and Sandy Helms, Secretary.

Victor Wilson, President opened meeting. Minutes from October 2015 meeting were approved.

Charles Marston - Treasurer’s report:

Checking Account total $25,394

Contribution to reserve $8,720 (included in checking account dollars)

Reserve account $104,560

The chimney repairs on the Club House have not been completed (estimated unpaid expenditure $4000).

Treasurer’s report was approved.

Committee Reports:

Tennis Courts: As reported at the October meeting, an asphalt sealer test will be conducted to seal the cracks; however, it has been too wet to conduct the test. The test is to be done as conditions allow.

Landscaping: Six trees have been removed from around the pool. Winter Rye grass will be planted in the common areas in the coming weeks.

Pool: The 2016 Pool Service Contract will expire in April 2016, not December 31, 2015 as stated in the October minutes. Present contractor, Roy Staebler, will not be submitting a service contract for the new year. Anne Marie McDonald agreed to be responsible to get bids for a new Pool Service Contractor.

Club House: The water leak in the clubhouse ceiling has been repaired.

Architectural Committee: Gil reported that several letters have been sent to homeowners regarding houses that need to be painted, lawns mowed, etc.

Community Watch: Al Smith reported that the security fence on the north side of the community has been repaired.

Planning Committee: The board approved up to $8,300.00 for the planning committee to use on community upgrading projects. The dollars will be available through the remainder of this budgeting year which ends April 30, 2016. The planning committee continues to work on a short and three year community upgrading plan.

Web Site – Anne Marie reported that Townhouses will be added to the Web Site.

Gates at Guard House: The Board acknowledged and thanks Joe Poole for his expert work on having the motor repaired on the out-going gate. The in-coming gate is now not working properly and the arm has been removed until further notice. Al will call Clyde Andrews and Joe Poole to discuss the next steps in getting the in-coming gate operating.

Social Committee: Sandy reported that the Christmas tree in the Guard House will be refurbished and then decorations for the Club House and the circle will begin after Thanksgiving. A social is being planned for December.

No further business, meeting was adjourned.

Submitted by Sandy Helms, Secretary