**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**November 19, 2018**

**Present:** Dave Chenoweth, Lydia Lewis, Tom Noble, Dixie Noble, Myrtle Palmer, Sandy Helms

President, Dave Chenoweth, opened the meeting at 6:30 pm and minutes from the October meeting were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $84,020.75 10/31/2018

Checking account per Quickbooks: $15,303.40 11/15/2018

 *(includes amount to be transferred into reserve account)*

March – November reserve amount held in checking $13.200.00 11/15/2018

 *$15/mo x 110 properties x 8 months*

Dues outstanding > 90 days $ 1,953.27 11/15/2018

Board is in the process of addressing the outstanding dues that are delinquent by one property owner over a period of two years. A lien has been filed against the property.

Treasurer’s report was approved.

**Gate**: Tom Noble addressed the situation with the outgoing gate that was compromised recently by the heavy winds. The gate has been patched and Overhead Doors (the company that installed the gates) has been contacted to discuss further operational options in the future. Myrtle has ordered enough pickets from the gate company to replace those that are damaged.

**Pool:** The old well tank in the pool house split and had to be replaced. Bluewater will continue to maintain the pool.

**Tennis Courts**: no report

**Lights:** Myrtle Palmer met with the Carteret Electric Company and reported several outside lights that are not working and need to be repaired. For security and safety she also identified areas that new lights need to be installed. LED lights have been purchased to go in the community gray light posts throughout the community. These will be replaced within the next couple weeks and should be a considerable savings on our electric bill. A light at the cul-de-sac at the boat ramp was also addressed. The light that is there now has to be readjusted to cover more area. Dave will contact the electrician.

**Club House:** Lydia Lewis advised the Club House has been exterminated for bugs, etc. Tom Noble identified the air conditioner needs to be checked and the air handler tray or pipe may be stopped up. Before using the A/C next Spring we will have it serviced.

**Community Signs**: no report

**Other**: As reported in the August minutes: The trash dumpster enclosure at the Townhouses has major damage (the door has been torn off its hinges and the back wall is pushed out) and needs repairing. It is a safety issue as well as an eye sore. Bobby Bright will be making these repairs.

**Landscaping**: Winter rye has been spread. During the winter months the Landscaping contractor will work with the Board to take care of needed areas designated instead of mowing, etc.

The Board was advised that from Lot 019 to the Boat Ramp, there is considerable erosion and it is imperative that this situation be addressed immediately. Dave will contact Bobby Bright and Billy Norris to get two estimates to build a bulkhead in order to prevent future erosion from comprising our

cul-de-sac.

At the October meeting Tom Noble addressed the Board on the need to prioritize and identify the top areas to improve the quality of the community. Due to the seriousness of the erosion in the cul-de-sac area at the Boat Dock, it is necessary to re-prioritize the list and to also include immediate attention to replacing the four slips on the boat dock and get the boat ramp ready for the new Spring/Summer 2019 season.

1 – Bulkhead/retaining wall at end of cul-de-sac from Lot 019 to steps to Boat Dock.

2 – Boat dock (slips were destroyed by the Hurricane and we need four new slips and EP sign will need to be replaced.)

3 – Boat Ramp: (major damage – to be addressed immediately).

4 – Boat Storage area (to be readdressed in early Spring).

**Architectural Committee:** Dave made a proposal to the Board that in the future we should consider changing our building Covenants to address and include all future driveways can constructed with concrete, asphalt and permeable pavers. Permeable pavers will last longer and are more durable. A motion to include the permeable pavers was approved. A motion was also made to include in the changes to the Covenants to include the approval of using tin roofing. Tin roofing also approved. Myrtle Palmer, Chair, Architectural Committee will work on these new Amendments and will also include new guidelines for fencing that was approved in the minutes earlier this year.

Social: Lydia Lewis informed the Board that she is planning a “holiday” event on Saturday, December 8 – 5:00 – 7:00 PM. We will provide iced tea, coffee and bottled water. Everyone is asked to bring appetizer/hors d’oeuvre. A notice will go out immediately.

It was suggested that a note be included in the December mailing from the CPA for the first quarter 2019 dues, a list of the improvements that have been made in our community since Hurricane Florence and the seriousness of the next few months to address the outstanding areas we are working to complete for the Spring/Summer of 2019. Dixie Noble and Lydia Lewis will be presenting a list to the Board for approval at the December meeting.

Tom Noble asked that our next Board meeting, on Monday, December 17th we meet at 6:00 PM in order to cover all the outstanding business.

No further business, meeting was adjourned.