

Minutes
Emerald Plantation Master Association
November 18, 2024

Present: Mauri Galey, Donna Grady (via telephone), Brian O'Dell (via telephone), Darcel Browning, Gary Vaccaro, Sandy Helms, Kristina Voltaire, and guests Bruce Paetzold and Kennon Jamison.

Opening: Mauri called the meeting to order at 6:06 P.M. The adjusted minutes from October, 2024 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of October 31, 2024:

Reserve Fund Held in Money Market:	\$161,178.42
Operating Fund (Checking):	\$ 27,259.78
Dues Outstanding (> 90 days):	\$ 3,536.99

Darcel has followed up on the outstanding townhome sale payment. A large insurance payment was made in November that has not posted yet. The Board approved the Treasurer's report.

COMMITTEE REPORTS

ACC - Frank Salvo

No updates. The fencing violation issues still need to be resolved on three properties.

Clubhouse - Sandy Helms

Thanks to Sandy and to Brenda Underhill for decorating the clubhouse for the holidays. While Sandy is out of town, Donna will attend the clubhouse. There are several parties scheduled for the holidays.

Pool - Mauri Galey

The pool is closed for the season as of October 31st. Pool service is now on the winter maintenance cycle.

Social - Mauri Galey

We are finished with any social events for 2024. The community stayed within budget for the year. It may be time to replace the clubhouse refrigerator and take advantage of Black Friday sales.

Tennis Courts - Mauri Galey

The play set by the tennis courts still needs to be leveled, as it is sinking/leaning to one side. The Board needs to reassess the quality of the play set and either fix or replace it. This expense may need to be added to the capital plan.

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Gate/Gatehouse - George Gomez

Some repainting needs to be done around the gatehouse. The molding is rotting and also needs to be fixed.

Landscaping/Lighting/Irrigation - George Gomez

Sandy is concerned that the circle is not getting irrigation. Brian said the issue had been fixed in the springtime, but it fell into disrepair again. He reached out to Sixtos but hasn't heard back yet. The lighting schedule is also off, causing the neighborhood lights to be on at odd hours. Additionally, some of the lightbulbs need to be replaced.

Dockmaster/Boat Storage - Gary Vaccaro

3 boat storage spaces are still available. A couple of homeowners need updated name plates for their spaces.

Boat Ramp/Day Dock - Brian O'Dell

Brian has not received a revised contract for the day dock yet, as his contact has been on vacation. There will be 2 8-ft. benches down at the end, which is an addition to the initial estimate. It will not change the price much. A March start date is still anticipated.

A homeowner raised a concern about communication in the neighborhood happening primarily via Facebook. She was unaware of the day dock special assessment because she felt it was only posted on social media, and she expressed a need for a more formal method of communication. This raised wider issues regarding the official EP website not being updated with monthly meeting minutes in a timely manner, and the need for a more robust method of communication with all homeowners—including those not on social media. The Board discussed compiling a master list of all homeowners' (including townhomes) emails.

The homeowner was informed the need to rebuild the day dock has been being discussed and documented at the past two annual meetings and at each board meeting. The notice was also posted on the club house doors. Owners are welcome and encouraged to come to board meetings.

Our webmaster was communicated with and all minutes are now up to date on the web page. EPMA members are encouraged to visit the web page to keep informed. This is our primary place for communicating. www.emeraldplantation.org.

The Board has a meeting with an attorney next week regarding the inquiries made by neighbors on the Board's authority to assess to maintain amenities. An update will follow.

Capital Planning Committee - Frank Salvo

The Board discussed building up the reserve fund to close the gap between upcoming projects and the funds available for them. Frank updated the Capital Plan and passed around a copy to everyone at the meeting. As has been discussed for the past several months, over the next 5 to 10

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years there will be an estimated \$3500.00 gap per owner in our budget. This gap is due to the age of our community and the need to replace or maintain large capital amenities including the day dock, the road surfaces, the gate house, the club house and the like.

Old Business

—Drainage between town homes - Gary Wood said he would clean it up for \$85/hour. If draining the area does not work, it needs to be dug up. He can meet with Mauri for further discussion.

—Yellow lines on the road - Brian has not painted them yet. It may be beyond the scope of his ability, and he thinks we should hire a company to handle it. He found one in Morehead City, veteran owned, and will contact them for a quote.

—No update on the basketball hoop.

New Business

Darcel asked if Sixtos could put up holiday lighting around the gate/community entrance. New lights may need to be purchased.

At 7:13 P.M., a motion to close the meeting was approved.