Emerald Plantation Master Association, Inc.

Monthly Board Meeting

October 20, 2015

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

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

Charles Marston - Treasurer’s report:

Checking Account total $27,835

Contribution to reserve 7,630

Major repairs pending: chimney repair, crepe myrtles, ACE invoices (estimated total $4,500).

Gate telephone service has been discontinued but telephone service in pool area will remain active. Insurance renewals for 2015 have been received and paid with a little less than a 10% increase due to Windstorm/hail increase in premiums.

Status of electronic bill pay was discussed with Accountant and this would increase the CPA workload to manually track each electronic deposit and would increase the CPA’s fees. For now the best option is for each homeowner set up scheduled payments through online banking, bank will mail check to CPA’s office

We have three new homeowners in the community.

Treasurer’s report was approved.

Tennis Courts: Gene Cole reported it would be very costly to resurface the Tennis Courts; therefore, he will be testing an asphalt sealer to see if this will be sufficient for the upcoming Winter season. The Board will be waiting for this test before making further decisions regarding the repairs.

Planning Committee: Al Smith reported that the Planning Committee,(that was formed to get a scope on the areas that should be addressed in the next one to three years to include landscaping maintenance items) has been actively working and in the process of getting prices together to make a complete recommendation to the Board. Gene Cole made a suggestion that the Landscaping Contractor sew Winter Rye grass in the easement areas. This will be included in the Landscaping Contractor list of items that need to be completed each month as stated in this contract.

Pool: Gene Cole reported that we will keep the pump running during the Winter months and adding chemicals as needed. He suggested that we remove six trees from around the pool that are creating 90% of the problems of debris in the pool. A motion was made and seconded to have the trees removed, this motion was passed. The pool contract terminates 12-31-15; therefore, Gene will bring in a proposal for a new contract for 2016.

Lights: Kevin Hanratty advised the Board that the missing lights at the Guard House and the Club House are being repaired and replaced. The Club House outside lights are on a timer but due to some of the power outages in the overall community, the timer is probably off. Ed Cox and Kevin will check and reset timer if needed.

Club House: It was suggested that new doors for the Club House should be put in the 2016 budget. This will be presented to the Planning Committee for consideration.

Architectural Committee: Gil Lowery reported that two or three houses are in the process of being painted. He also reported that on one particular lot, brush piles and tree limbs will be reported to Landscaping Contractor for removal.

Community Watch: A motion was made, in order to secure the community, repairs are being made to the fence at the Sewer Plant and adding 80 feet of chain link fence in the Boat Storage area at a cost of $1,700.00. The motion was seconded and approved.

Web Site: Ann-Marie McDonald asked if the Townhouses could be added to the Web Site and if there is additional amount charged for this service, the Townhouses will pay the additional amount. Anne-Marie McDonald will contact Bruce Hedreen regarding this item.

Gates at Guard House: Joe Pool is in the process of having the motors repaired.

No further business, meeting was adjourned.

Submitted, Sandy Helms, Secretary