**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**October 15, 2018**

**Present:** Dave Chenoweth, Lydia Lewis, Tom Noble, Dixie Noble, Myrtle Palmer, Dan Allen, Anne Marie McDonald and Sandy Helms

President, Dave Chenoweth, opened the meeting and minutes from the September meetings were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $83,972.47 10/11/2018

Checking account per Quickbooks: $12,057.17 10/11/2018

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

March – October reserve amount held in checking $11,550.00 10/11/2018

*$15/mo x 110 properties x 7 months*

Dues outstanding > 90 days $ 2,147.58 10/11/2018

Board is in the process of addressing the outstanding dues.

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) will be contacted to discuss further operational options in the future.

**Pool:** The pool is officially closed for the winter. Bluewater Pools will be here weekly to maintain.

**Tennis Courts**: The fence around the courts was damaged by the Hurricane. It was decided this is not a top priority and will be addressed at a later date.

**Lights:** 24/7 Electric has repaired and installed two of four lights on the right and left over the canal that will be a great improvement for visibility in that area. It was also discussed that we need to immediately install a light at the cul-de-sac entrance to the boat ramp. Three lights on the Bulkhead (#2, #5, and #6) are out and Tom will look into having these repaired.

**Club House:** Lydia Lewis presented to the Board an updated form to be used when the Club House is being reserved. The new form was approved.

**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. Motion was made that we get two estimates to have the enclosure repaired as this is the responsibility of the Master Association. Dave reported that Bobby Bright’s estimate to do the repair was the best estimate and he will make the contact to have this repaired.

**Landscaping**: Due to the extensive damage to our community, it was suggested that a letter go out to the homeowners requesting their assistance in cleaning up the neighborhood. Dixie Noble will get the letter out and distributed this week.

Tom Noble addressed the Board on the need to prioritize and identify the top areas to improve the quality of the community. The following priority was approved by the Board:

1 – Gate

2 – Boat Storage (grading, fill-in gravel for parking area)

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

4 – Boat Ramp: (major damage – this will be addressed at a later date).

**Social:** Lydia Lewis informed the Board that she will be planning a “holiday” event later in the year.

No further business, meeting was adjourned.