Minutes

Emerald Plantation Master Association

October 17, 2022

Present: Lydia Lewis, Darcel Browning, Samantha Gomez, Frank Salvo, Mauri Galey, Brian O’Dell

Lydia opened the meeting. Minutes from the September 19, 2022 meeting were approved.

Darcel gave the Financial status as of September 30, 2022:

Reserve Fund Held in Money Market $108,001.90

Operating Fund (Checking) $ 22,736.77

Dues Outstanding > 90 days -0-

Statements for dues have been mailed. We are half way through the fiscal year.

Treasurer’s report was approved.

**Committee Reports:**

**Gate:** Lydia reported on the gate back-up battery that has been approved and will be installed soon. This battery will open and close the gate in the event of a power failure. The battery has a three year warranty. The Work Order is being signed by all the Board members.

**Pool:** The Pool is now closed for the season. Repairs to the pool were discussed. Lydia reported that after contacting 10 pool repair businesses we now have two estimates: Havelock Pools and Carolina Pools & Maintenance. After reviewing the two bids it was determined that Carolina Pools bid covers more repairs that are needed. No decision was made at this time. The Board would like to have further discussions with Carolina Pool regarding pricing, warranty, etc.

**Tennis Courts:** There is no question that the Tennis Courts need to be repaired, etc. but at this time, with the high cost of repairing the pool, it was decided to put the repair of the Tennis Courts on hold.

**Landscaping Contract:** Samantha reported that Sixtos is busy with the end of the summer landscaping needs. He reported that the cross walk between the boat ramp and the walkway has many cracked boards. He will be repairing and replacing those boards within the next two weeks.

**ACC Committee:** Frank reported that we have received the plans and the deposit for building one new home in the community. Plans have been approved and building should be started soon.

**Social Committee:** For Halloween, if you are treating the children for “Trick or Treat” please sit at the end of your driveway to hand out the treats.

**Old Business:** Brian O’Dell reported on evaluating the signs in the community and determining how many need to be replaced. This is an ongoing project and no decision is needed at this time.

**New Business:** Lydia reported that Friends of Archer’s Creek (a group interested in working together with Emerald Plantation, Emerald Isle Town Management and others to open up the Canal and get rid of the stagnate water and duckweed, allowing more accessibility in the Canal) will be meeting in our Club House on October 27th. Lydia and several other EP homeowners will attend the meeting and report back to the HOA Board at the next meeting.

No further business, the meeting was adjourned.