Minutes

Emerald Plantation Master Association

October 16, 2023

Present: Lydia Lewis, Darcel Browning, Bruce Paetzold, Frank Salvo, George Gomez, Mauri Galey, Donna Grady, Sandy Helms, Brian O’Dell.

Lydia opened the meeting at 6:00 P.M. Minutes from the September meeting were approved.

Darcel Browning presented the Treasurer’s report:

**Financial Status September 30, 2023**

Reserve Fund Held in Money Market: $144,711.71

Operating Fund (Checking) $ 35,730.60

Dues Outstanding > 90 Days $ -0-

Treasurer’s report was approved.

**Committee Reports:**

**Gate**: The pedestrian gate to the Shopping Center was vandalized and hinges were broken. The gate has been restored. The combination has been changed as the main gate.

**Landscaping:** The new Contract with Sixtos has been updated and signed. As per the Contract, Sixtos will only be on the property Bi-Weekly during the Winter months, but available if any need arises. There are several lots within our community that need to be maintained by the owner. If the owner does not maintain these lots George will send a letter to the owner that our Landscaper will mow and a bill will be sent to the owner. There are several dead trees that need to be removed. George will contact the owners to have these taken down.

**Pool:** Mauri reported that the pool is closed for the season. Chairs will be stacked and umbrellas will be stored. As reported in the September minutes, there are several projects that will need to be completed during the off season: re-bed the filters, rework the pump room piping to allow maintenance, get a quote for a backup recirculation pump, as well as repair tiles and walls in the bathrooms to help keep them clean. Repainting the pool house will be tabled until the necessary projects are completed.

**Canal:** Still working on a proposal to clean up the duckweed.

**ACC:** Frank reported that the sink hole on Emerald Circle has been filled but has been sinking again. Onslow Paving came to the community to give an estimate on repair, etc. the roads. Their evaluation was the roads are in good shape – with a possible patch & seal we could probably be ok for another 10 years. Frank will work with them to get a price for patching & sealing.

**Club House:** Sandy presented to the Board a request from the Emerald Isle Police Department to use the Club House December 8th for a Christmas party. The request was approved.

Discussion regarding the use of the Club House by outsiders followed and a committee was assigned the task of looking into the probability of “renting the Club House to outsiders”? Mauri Galey, Donna Grady and Sandy Helms will meet and report back to the Board.

**Boat Storage:** At this time all registrations, etc. are up-to-date. There are several vacant spots available.

**Boat Day Dock:** It was questioned whether or not the Day Dock should be repaired and/or replaced. Has it been inspected – are the pilings safe or need to be replaced? Brian O’Dell volunteered to locate an independent inspector and will report back to the Board before any further action is taken.

**Social:** For the Halloween Trick or Treaters the Board is asking homeowners to sit at the end of their driveways to distribute the candy, treats from 6:00 P.M. – 7:00 P.M.

**Old Business:** We need someone to coordinate community involvement. There are several projects the community can come together and complete without having to hire a contractor. Any suggestions or volunteers will be greatly appreciated. Please contact Lydia.

**New Business:** Darcel reported that she obtained quotes from two insurance carriers for higher limits for the Directors and Officers liability.  By switching to the same carrier as our Package Policy, a discounted rate was offered.  The Board voted to switch carriers and increase the D&O liability coverage from $1 million to $3 million.