**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**September 18, 2017**

**Present:**  Dave Chenoweth, Anne Marie McDonald, Joe Poole, Tom Noble, Dixie Noble, Dan Allen,

Al Smith, Gil Lowery, Charles Marston and Sandy Helms

President Dave Chenoweth called the meeting to order. Minutes from the August 21, 2017 meeting were approved.

Dixie Noble gave the following Treasurer’s report:

Reserve income held in Savings Account    $140,827.58 9/12/2017

Reserve income held in Checking Account    $  -    9/12/2017

Total Reserve Account        $140.827.58 9/12/2017

Checking Account       $  10,631.67  9/12/2017

Dues outstanding > 90 days     $     573.14 9/12/2017

The Audit Committee met on August 21, 2017 and approved all invoices and payments with the exception of one outstanding check as reported in the Minutes from the August 21, 2017 Board Meeting. Treasurer reported the outstanding check was rectified and a copy of the final EPMA Financial Audit report was submitted to the EPMA Secretary to be filed accordingly. The Treasurer’s report and Audit Committee reports were approved.

**Committee Reports:**

**Gate & Gate House:** As reported in July, a motion was made for two new iron gates be studied and put in by first of 2018. Joe Poole will bring in a proposal with three quotes. Motion was seconded and it passed. Joe reported to the Board at this meeting, that after careful research there seems to be a lot of decisions that will need to be made before actually installing new iron gates and suggested that a subcommittee meet and go over the details concerning the purchase and installation. Dave will work with Joe and others in a subcommittee to decide how to proceed.

**Pool:** We’ve had a successful summer and Pool will be closed on September 30, 2017. BlueWater will continue to monitor and maintain the pool during the winter months.

**Tennis Court:**  The gate is locked and Anne Marie has the key.

**Lights:** Dave reported that about half of the lights on the dock were out and he took the initiative to replace the lights with LED lights. He also reported that the covered clear shields on the lights need to be replaced and several other security items need to be addressed. Tom Noble will work with Dave to secure the Dock.

**Club House, Streets and Community Signs:** Molly Maid cleaned the Club House in September. Dave reported that we need to add additional requirements to the Rental Agreement for the Club House and suggested the following be added: ***Music: Music, and/or any other noise, must be kept at a level that it cannot be heard in the surrounding homes in the area. The renter of the Clubhouse will be responsible for seeing that there are no loud noises from the guests either coming to or leaving the function at the Clubhouse***. It was also suggested that if the renter uses the Grill that an additional $50.00 be added to the cleanup fee since this is extra for the person responsible for cleaning the Club House***. The Board also raised the cleaning fee from $40.00 to $50.00.*** Motion for these changes was made, seconded and approved. The Secretary will make these changes to the Rental Agreement and Anne Marie will have copies to be given when the Club House is rented.

**Streets** - There are six potholes that have been identified and need to be repaired. It was determined that the repairs will be done in the fall, after the hot weather has subsided. Dave submitted to the Board a quote from East Carolina Builders to repair the six potholes for $2,680.00. Motion made and approved for Dave to make the contact and have these repaired in early October if at all possible.

**Landscaping** – As previously discussed, the Silver Maples around Emerald Circle need to be trimmed and Dave presented two quotes from reliable contractors. The Board approved the quote for $1,800.00 maximum. Dave will make the contact with the contractor.

**Architectural Committee:** As a result of a boat being stored in the Townhouse Parking Lot without proper identification, at the August Board meeting discussion followed regarding the Rules, Regulations and Bylaws for rentals for the Townhouses, Dave Chenoweth agreed to contact and meet with each Management Company (Blue Water Realty, Emerald Isle Realty and Sun Surf Realty) to review the Rules, Regulations and Bylaws for renting the Townhouses and to assure that each renter is provided with proper information. He reported that he met with the Managers of each Realty company and was assured that all renters will be given the proper Rules, Regulations and Bylaws for renting the Townhouses. Myrtle Palmer, Chair of the Architectural Committee resigned from this committee. The Board accepted, with deep regret, her resignation. Myrtle’s leadership has been outstanding and the Board appreciates her service to the Board and the community.

**Social Committee:** A social was held at the Club House on Saturday, September 2, 2017.  The event was very successful – good turnout.  The committee is planning to hold a holiday dinner between Thanksgiving and Christmas after the Club House has been decorated for the holidays.  Plans will be given at the October Board meeting

**Old Business:** At our May Annual Meeting, President, Dave Chenoweth gave an update on the status of efforts to clean up the Canal.  Earlier this year, the Town of Emerald Isle sent a proposal to the North Carolina Division of Water Quality Resources requesting a grant to help with the cleanup.  Frank Rush, EI Town Manager advised Dave in early May that the Town has been awarded a $50,000 grant.  The State of North Carolina will pay $25,000 toward the cleanup with the remaining $25,000 to be paid by the Town of EI and the four communities (including Emerald Plantation) that reside along a 1.1 mile stretch of the canal – from Forest Hills to Old Ferry Road.  It now appears that the other three communities have refused to help pay for the cleanup therefore EPMA may have to pay an additional amount to make up the difference.  The issue of whether or not to take the additional money we may need from the money designated for repairing or replacing the bulkhead became a matter of discussion.  It was determined that the EPMA and the Townhouse Board of Directors need to sit down and discuss the bulkhead issue.  A meeting was set for Saturday, September 2, at 10:00 a.m. in the Club House.  On September 17, 2017, the Town commissioners, during their monthly session unanimously agreed to reject a $25,000 state grant to clean up the above mentioned 1.1 mile stretch of the canal – from Forest Hills to Old Ferry Road.  Therefore, the Board will reach out to the North Carolina Coastal Federation to assess their possible interest in working with EPMA on next steps.

No further business, meeting was adjourned.