**Emerald Plantation Master Association, Inc.**

**Monthly Board Meeting**

**September 16, 2019**

**Present:** Lydia Lewis, Dixie Noble, Gil Lowery, Dennis Goodwin, Myrtle Palmer, Brenda Payne, Sandy Helms

Visitors: Cristy Carpenter, Rick Stepputtis, Dan Caswell, Molly Laula, Al Smith, Tom Ross

Lydia Lewis (new acting President until next Annual Meeting in May, 2020) called the meeting to order and introduced new Board members: Gil Lowery and Dennis Goodwin. She also introduced homeowners who have indicated their willingness to serve on various committees: Rick Stepputtis, Lighting, Cristy Carpenter, Communications, Dan Caswell, Pool, Molly Laula with Evans Stout, Boat Storage and Al Smith with Gary Vacarro to Co-Chair, a committee to explore and research rebuilding/repairing the Boat Ramp.

Minutes from August 19, 2019 and a called meeting on September 3, 2019 were approved.

Dixie Noble, Treasurer, gave the following report:

Reserve income held in savings account $ 69,371.87 08/31/2019

Checking account per Quickbooks: $ 4,760.86 09/13/2019

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

April – September reserve amount held in checking $ 9,900.00 09/13/2019

$15/mo x 110 properties x 6 months

Dues outstanding > 90 days $ 64.87 09/13/2019

Treasurer’s report was approved.

**Gate**: Kevin Kimmel reported the Gate is working properly – no issues.

**Pool:** Pool will remain open until October 15, 2019. After closing the pool, needed repairs will be identified and made. Dan Caswell has agreed to work with the Board to oversee the pool contractor to be assured all services are properly conducted and to help identify repairs/updates that will need to be made before reopening the pool in 2020.

**Tennis Courts:** Grass is growing in some of the cracks on the Courts. Gil will discuss with Sixtos cutting the grass. It was suggested that after the grass has been cut a solution will be used to remove the grass completely and then possibly fill in with sand.

**Club House:**  Ceiling has been repaired.

**Lights:** Myrtle Palmer has contacted the Electric company to install a light near the Townhouse side of the Tennis Courts. She will meet with the engineer tomorrow and will fill out a Work Order to have the work completed. Rick Stepputtis has agreed to Chair a Lighting Committee. He informed the Board that after the steps have been added at the Boat Dock he will then be able to get lighting back in place along the Boat Dock. Brenda Payne informed the Board that solar lights have been added at the Boat Dock and up the ramp at the Club House and down the back stairs at the Club House. A safety improvement.

**Boat Storage:** Two slots available as of 9-16-2019. No other issues.

**Landscaping and Architectural Committee:** Regarding several empty lots in the community that are overgrown and need to be cleared, Myrtle Palmer will send out letters to the homeowners requesting the lots be cleared within 20 days or we will have the lots cleared and bill the homeowners. Gil Lowery has agreed to serve as Chair for Landscaping.

**Social Committee:** Brenda Payne will be the new Social Chair and she will form a committee to assist. Dave Branch will be hosting a Community Sports Night every other Saturday and Thursday nights during the football season and hopefully during the basketball season. David purchased two television sets and paid to have internet installed as a gift to the Homeowners to encourage community involvement. A notice will be sent out in the quarterly dues to let the HOA know of the upcoming events.

**Old Business:** **Boat Ramp:** Al Smith and Gary Vaccaro have agreed to Co-Chair a committee to research the potential of rebuilding/repairing the Boat Ramp. Dennis Goodwin volunteered to serve on this committee. We have been working with our Attorney regarding the legal aspects of obtaining the necessary funds to rebuild/repair the Boat Ramp.

**Steps to Dock:** We are in the process of getting three bids to rebuild the steps to the Boat Dock.

**New Business:** Kevin Kimmel has agreed to Chair a Committee for Community involvement in doing various projects for the community – such as staining the Club House deck. He suggested that we send out a notice with our quarterly dues setting November 2 (weather permitting – in the event of rain, then the next Saturday will be designated). We will meet at 10:00 A.M. and stain the Club House deck and the picnic table. Refreshments will be served at lunch.

Cristy Carpenter has agreed to work with the Board to set up an e-mail system that we can use to send out announcements, etc. to keep the community informed on various events. We are asking for homeowners and renters to give Cristy their e-mail addresses and these will not be given out but used only for EP communications. A note will also be sent in the dues notice giving Cristy’s email address. She is offering to accept notes from the homeowners and renters to inform the Board of concerns.

No further business, meeting was adjourned.