

Minutes
Emerald Plantation Master Association
September 21, 2024

Present: Mauri Galey, Donna Grady, Darcel Browning, George Gomez (phone), Brian O'Dell, Gary Vaccaro, Bruce Paetzold, Donnie Hall

Opening: Mauri called the meeting to order at 6:05 P.M. The minutes from August 2024 were approved.

Treasurer's Report — Darcel Browning

Financial Status as of July 31, 2024:

Reserve Fund Held in Money Market:	\$157,875.76
Operating Fund (Checking):	\$ 11,798.83
Dues Outstanding (> 90 days):	\$ 2,197.42

The Board discussed a few outstanding payments (townhome sales, association dues). Darcel noted that the email address associated with the HOA's Zelle account needs to be updated.

COMMITTEE REPORTS

ACC - Frank Salvo

Simons and Simons and a couple of neighbors have complained about trees along the roadways impeding traffic flow and or brushing along vehicles as they pass. We have posted a note on the Facebook page asking neighbors to trim all trees and bushes that hang into the road and sidewalks in the next two weeks.

Frank spoke with homeowners regarding unauthorized fencing. Plans are being set in place for removal. The Board discussed how to make sure new homeowners are reading the bylaws and rules and regulations—perhaps a more formal “welcome to the neighborhood” process or adding the files to Facebook.

The Board discussed progress on the security issues associated with the fencing on the east side of the entrance. Quotes for repairs are being gathered.

Clubhouse - Sandy Helms

We have a party at the club house on 9/28. Guests have been given gate code [****]. They have been told to park behind the pool and that they have access to the club house and deck and not the pool.

The repairs/re-staining of the deck boards is being put on a back burner until we get the perimeter fencing and day dock projects underway.

Pool - Mauri Galey

The pool season is coming to an end. Operations have been successful, and we have only had one or two occasions where the back flush valve was left open. This year we did not have any stains on the bottom of the pool. Mauri will reach out to Carolina Pool and Maintenance to confirm the final day.

Social - Mauri Galey

The pig roast/BBQ over Labor Day weekend was a big success. Special thank you to Blake Boykin for providing and cooking the pig!!

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Tennis courts - Mauri Galey

No updates. We will confirm with the town which company they used to re-surface their courts. The Board discussed putting a basketball hoop in the tennis courts and will look into the total cost of the hoop and installation before voting on approval. Bruce suggested we look on Facebook marketplace for a used one.

Gate/Gatehouse - George Gomez

No issues with the gates this month.

Landscaping/lighting/irrigation - George Gomez

Sixtos will trim the trees and shrubs that encroach on the road and or sidewalk. This will demonstrate that the common areas are being kept in line with what the homeowners are asked to comply with.

Sixtos will provide us a quote to clean up around the fences at the entrance and to repair the fencing.

In October our landscaping service moves to bi-weekly.

Dockmaster/boat storage - Gary Vaccaro

The large dying pine tree down by the boat ramp has been removed.

There are two slots available in boat storage. We have three new neighbors. It looks like one or two of them will request boat storage.

Boat Ramp/Day Dock - Brian O'Dell

The update/replacement of the boat dock was discussed today. Bruce and Donnie provided valuable input into this discussion. Some inputs from today and from talking with other boaters:

The boaters would like to preserve the three reservable slips at the end. These slips benefit boats with deeper drafts.

The group agreed to slips put in at 90 degrees versus 45 degrees to ensure we maintain 8 slips, to maximize space, and minimize costs.

The dock should be wheelchair accessible.

Parents with young ones prefer rails on both sides of the dock.

The kayak launch will be moved closer to shore and will be accessible without steps.

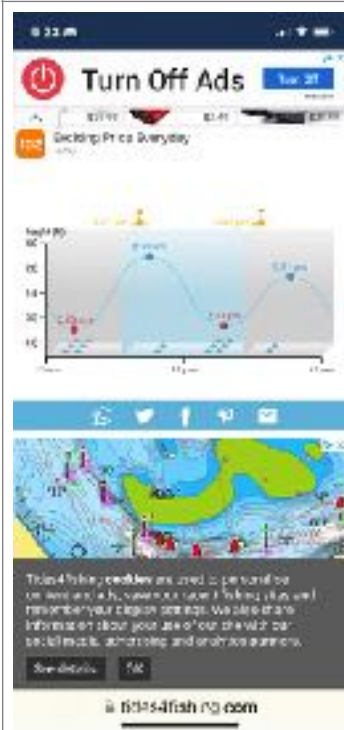
The height of the new dock will be lower than the current dock but higher than the current finger piers. The dock will be above the mean high tide mark but may get water on top of it during king tides. (We will get a comparative on this based on pictures of adjacent docks during king tides. We want to ensure its stays as dry as reasonable during even king tides to ensure we can adjust boat lines while they are moored.)

A standard 5-foot-wide hog slat walkway is desired.

A covering on the end platform is not something the team wants to invest in.

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Pictures of docks during king tides: November 7, 2023



During hurricane Florence
Blue = expected water level, span 3-4 ft
Red = storm tide



Our current dock during the King Tide.
Finger piers are just under water.
Main dock way above.

Something about 1 foot higher than fingers
seems to be about right.



Dock just east of us. Mostly above water
during the storm tide. Something 6 to 12
inches higher would be good?



View across various docks.

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Capital Planning Committee - Frank Salvo

Frank updated the planning model with the new dock quotes and board input on the capital needs.

Old Business

There are still water runoff/drainage issues between townhome buildings 3 and 4, and by building 1. The Board discussed possible solutions and agreed to have Gary Wood come out and quote to clean the drains out.

Bruce P. will bring a small tractor and clean out the catch basins at the townhouses to make room for them to catch water.

New Business

A homeowner is renting rooms unauthorized out of their home. The Board is looking into this. The homeowner has been told renting rooms is not allowed. All rentals must be for 12 months.

At 7:20 P.M., a motion to close the meeting was approved.