Emerald Plantation Master Association, Inc.

Monthly Board Meeting

September 28, 2015

Present: Victor Wilson, President, Al Smith, Vice President, Charles Marston, Treasurer, Members at Large, Gene Cole, Anne-Marie McDonald, and other residents, Gil Lowery and Kevin Hanratty and Sandy Helms, Secretary.

Victor Wilson, President opened meeting. Minutes from August 17, 2015 meeting were approved.

Charles Marston - Treasurer’s report:

 Checking Account total $16,195

 Contribution to reserve 6,540

Major repairs pending: chimney repair, mulch, crepe myrtles, ACE invoices (estimated total $5,000).

Tennis Courts: Gene Cole reported that he is working on cost estimates for filling cracks and anticipates

 work being completed by December.

Landscaping – Al Smith reported he is working with the landscaping contractor on concentrating on identifying

areas that need immediate attention under the yearly annual contract. He is also asking him to work with the Planning Committee each month as a consultant . A report will be given at the next meeting.

Pool – Gene Cole reported that the fan in the Pool Equipment House has not been installed and since the season is

 over, he recommends that we defer this expense ($595.00) until the Spring of 2016. Recommendation was

 approved. The Pool will officially be closed October 1, 2015 for the end of the season. Gene will stack the pool chairs close to the pool house and get a tarp to cover for the winter. It was also recommended that we

have three trees surrounding the pool removed to keep the debris from falling into the pool causing more maintenance each year and during the winter months. It was suggested that he would have the pump turned on intermittently to circulate the water.

Lights – Kevin Hanratty reported that several outside lights around the community have been repaired at a cost of

 $125.00 and there are two more that need repairs. This work will be completed this month.

Club House – A leak was discovered and upon further inspection it was determined that a ceiling water supply hose connector was leaking. This has been repaired.

 Attention was directed at the two outside double doors that need attention, either to repair or to replace.

 Victor will take the responsibility of having someone look at the doors and make a recommendation to the

 Board at the next meeting.

Outside decks surrounding the Club House – Gene Cole brought to the attention of the Board that due to other decks in Emerald Isle collapsing, and since our Club House is 30 years old, it is imperative that we take a look at the nails, condition of boards, etc. to be sure our decks are safe and in compliance with the Building Codes for Emerald Isle. Gene and Kevin Hanratty agreed to do a physical inspection and evaluation and will report back to the Board at the next meeting.

Architectural Committee – Gil Lowery gave a detailed report on the condition of various property owner’s yards and

some inoperable equipment stored in driveways that are located in the community. It was recommended that letters be written regarding these major concerns and he will report back to the Board at the next meeting of results. Also, a motion was made and approved to appoint an additional member to his committee, David Chenoweth, as an alternate in Danny Natale’s absence. Motion was approved. Gil will contact David and Danny regarding this motion.

Community Watch – Al Smith reported that he has been working with the Police Department regarding the

problems we have been experiencing with the breaks in the fences. It has been noticed that the Police have

been cruising our neighborhood more often and that is appreciated. Also, plans are being made to repair the fence at the sewer plant and at the boat dock.

Gates – We are in the process of getting new motors for the gates and hopefully the gates will be properly working

in the very near future.

Planning Committee – Al Smith reported that the committee met August 15th and will meet monthly. This

Committee was formed to develop a plan for items that should be addressed in our community over the next one to three years. They will not include any normal landscaping maintenance items (those are covered in the annual landscaping contract). This committee will limit its request not to exceed $10,000 for this year’s budgeted period. Committee members are assigned to each area and reports will be given at each monthly Board meeting.

Bulk Head – Gene Cole reported that CAMA has been contacted and the Bulk Head is not a concern to

CAMA. He was informed that the Core of Engineers should be consulted. He will be meeting soon with them and will report back to the Board.

Social Committee – Sandy Helms thanked Anne Marie McDonald and Betty Andrews, members of the Social

Committee, for their help in setting up and cleaning up after the Pig Picking. She also thanked Al Smith for making the arrangements to have his son cook the pig. It was a successful social and she and her committee will be working on future events, possibly Thanksgiving and Christmas.

Old Business – In July Ms. Virginia Whited family (444 Emerald Circle) asked the Board to address the sewer pump station located next door to her house and across the street from Clyde Andrew’s house. We contacted

 Aqua to share in this project but Aqua has refused. The Board approved $500.00 in July for this project;

 however, since Aqua will not share, Gene Cole made a motion that an additional $200.00 be added to

 cover the project. Motion was approved.

New Business – Al Smith reminded the Board that in the Covenant there is a stipulation that no Political signs are

 allowed on the property and already signs are showing up. It was suggested that letters be sent to residents

 addressing this issue.

No further business, meeting was adjourned.

Submitted, Sandy Helms, Secretary