

Emerald Green Property Owners Association – Monthly Meeting

February 23, 2020

| Name | Present | Guest |
|-----------------|----------------|-----------------------|
| Alan Schantz | ✓ | Michael Hoyt, Manager |
| Sharon Bobbins | ✓ | Marvin Newberg |
| Ken Herfield | ✓ | |
| Ralph Embro | | |
| Joel Cohn | ✓ | Carla Cohn |
| David Feller | Via phone | |
| Shelly Bellovin | | |
| Arthur Kaplan | | |
| Julian Price | Via phone | |
| Bob Koniak | Via phone | |
| Jeff Weinstein | | |

Meeting was called to order at 9:00 am by President Alan Schantz, followed by the Pledge of Allegiance and roll call.

Approval of Minutes

Minutes were accepted with one change. In the President Report, the pool construction, not the pool, is scheduled to begin in March.

President Report

Alan acknowledged the passing of prior board member Armand Schiff.

Weather is cooperating and the pool construction is scheduled to begin next week.

Alan thanked Carla Cohn and the Welcome committee for preparing and delivering the welcome baskets.

Water Company

Motion to have an executive meeting was approved. Motion to return to the monthly meeting was also approved

Manager's Report

Yearly inspection is going well except the boat storage needs to be moved.

Regarding the pool construction, the filtration room has started and windows and siding has been ordered. Should be in within 2 weeks.

Regarding the mail boxes, the following resolution was unanimously approved. All homeowners will be responsible for maintaining a mailbox that meets the standards i.e. 90°. A letter will be sent out to notify homeowners of the standards and that after 5/31/2020, a daily fine of \$25 will be assessed if they are not compliant.

Michael is trying to get the mailboxes placed on top of the street as opposed to being on the road.

Aesthetics & Environmental Committee

Nothing to report.

Building Code Committee

Initially one section of the new Entertanium was going to be sent out for a bid. Now the whole building will have bids sent out. Suggested names for the new building included Emerald Green Health and Activity Center, Emerald Green Community Center. A survey to send to the residents was suggested.

By Laws Committee

A meeting needs to be scheduled.

Community Events Committee

Yoga class continues. This summer there will be water aerobics, a Memorial Day welcome back bonfire, a BBQ will be hosted by homeowners, and a Family Fun Day. New members are welcomed to sign up.

Sharon will not be running again for the board and Michael suggested we hire an Activities Director to fill her role and therefore should be added to next year's budget.

Financial Committee

Joel presented the financials and they were approved.

The annual assessment bill is due in July and the bill is typically sent out in June. A notion was presented and passed to send out the bill earlier. The goal is to collect money earlier in order to decrease the amount of interest paid on the loans.

Marvin received a commitment letter for the line of credit. He needs the minutes which includes the board's approval. Alan will look for those minutes.

Insurance/Legal Committee

Reviewing quotes on renewals. Should be complete by next meeting.

Lake Committee

Nothing to report.

Long Range Planning Committee

Nothing to report

Management Committee

Nothing to report.

Marketing Committee

Nothing to report.

Oversight Committee

Nothing to report.

Pools Committee

Nothing to report.

Security Committee

Nothing to report.

Technology Committee

Michael reported the web site is functioning but the company that hosts it is going out of business. A new web page is being designed and a new company is being used. It was suggested that bills be sent via email to save on postage and paper.

Dams Committee Report

Nothing to report.

Renters Committee

Nothing to report.

New Business

Trust (non-bank) was resolved and money was received for violations.

House with a mortgage that was non-compliant has been foreclosed. This will give us leverage to collect money. It needs to be determined if we need insurance now that we own the property.

41 letters have been sent for delinquencies and some monies have been collected.

Anthony discussed moving and upgrading the playground from behind the tennis courts to a more open area.