

Emerald Green Property Owners Association - Monthly Meeting
May 20, 2018

Name	Present	Guest
Jeff Weinstein	Present	Michael Hoyt- Manager
Allan Schantz	Present	Marvin Newberg
Lesli Askew-Halprin	X	Alicia Frankel
Alex Kaplan	X	Kris Douglas
Alex Rey	X	Mitch Weinberg
Jose De Jesus	X	Norman Gold
Sharon Bobbinx	Present	Ralph Embro
David Feller	X	Bob Haavind
Ken Herfield	X	Robert Ernst
Julian Price	X	
Shelly Bellovin	X	
Arthur Kaplan	Phone	

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

Approval of Minutes

There was discussion raised by Alex Kaplan that the Minutes should provide more information to the Members. The Board then agreed to table the approval of the Minutes for April 15, 2018.

PRESIDENT REPORT:

Jeff Weinstein reported, as follows:

1. Pool Area:
 - a. The dog park opened. Signs will be added asking uses to clean the dog park up after use.
 - b. The flag pole has arrived and will be installed at the pool once the weather allows.

- c. The work has started on beach area. The entrance to the beach area from the pool is being changed. More sand will be added.
- d. The lifeguard shed has been repaired.
- e. The bathrooms are being repainted.

2. The Entertanium:

- a. Jeff Weinstein, Alan Schantz, and Michael Hoyt met with Peter Cirillo, the architect to review and to get an update on the work being done, with respect to providing us with certain plans and cost estimates.
 - b. Mr. Cirillo estimates that all cost between \$500,000 and \$800,000 to repair the Entertanium. Another architect, Robert Dadras estimates, we can do it in stages and that would cost \$350,000 plus.
 - c. The estimate to remove the Entertanium is \$400,000.
 - d. A fitness center of approximately 4000 ft. is also being considered near the pool. Peter Cirillo estimates this would cost about \$1,000,000. Peter Cirillo provided a sketch for this.
 - e. Jeff Weinstein and Alan Schantz expressed displeasure with the time that is taking for Peter Cirillo to complete his initial work and they are reaching out to another architect. All of the Board Members agreed.
 - f. Alex Kaplan raised the issue that we must be mindful of costs, and the ability of our Members to be able to afford another assessment for the new project, especially since we know that the assessment for the Monticello School District was voted down; we know that Water Company charges are going to be increasing; and we know that there will be an assessment from the Sewer District.
3. Jeff Weinstein raised the security concerns that have been raised, with going to the present Entertanium area for the fitness center and/or other activities. Alex Kaplan raised the point that the premise for the new project was that a

significant number of our Members would utilize the fitness center and other facilities and therefore there should be less security concerns, since more people present. In addition, we could have a security person present, during the evening hours.

4. Shelly Bellovin expressed his opinion that everything should be put together in the Entertanium. Sharon Bobbins and Alex Kaplan agreed.
5. Arthur Kaplan expressed his opinion that we had to expedite moving the project along, as the costs will only increase with the passage of time.
6. Norman Gold stated his opinion that we should definitely do a new building and not try to fix up the entertainment.
7. The Board discussed that the fitness center, if it is placed in the pool area, would take the place of at least one of the tennis courts. Norman Gold stated his concern to give up a tennis court, which he admits he uses.
8. Mitchell Weinberg said that we need place at the pool for the kids to play and that the kids use the tennis courts.

WATER COMPANY: Ken Herfield gave a Report.

1. The White House has been removed, which saves the Water Company taxes. It also makes the property more beautiful.
2. A line of credit has been approved for the Water Company at Jeff Bank for \$250,000. Jeff Weinstein made a motion to approve the Water Company taking a \$250,000 line of credit with Jeff Bank, which motion was seconded by Shelly Bellovin. Unanimously approved.
3. The Water Company is working with an attorney who has experience dealing with the P S C to work on obtaining an increase in rates.
 - a. The Water Company has not had an increase in the rates for many years and it is not able to meet its expenses, with the present rates, and therefore a rate increase is mandated.

- b. The earliest the rates will increase is 2019.
- 4. Michael Hoyt gave a report with respect to the installation of water meters.
 - a. About 75 to 80 people have not installed them yet. Some of these are foreclosed houses.
 - b. All the meters must be installed.
 - c. The Water Company then has to appear before the PSC for approvals, which you take place in 2019, as the Water Company first requires a year's worth of monitoring.
 - 5. Emerald Green made a \$15,000 loan to the Water Company last month, which was approved by the Board in a 10 to 1 vote. Alex Kaplan, who voted against the loan changed his vote to an affirmative vote.

LEGAL COMMITTEE: Alex Kaplan gave this Report.

- 1. We reviewed the amount of money collected to date. The Directors were asked to review the Status Report to see if information could be provided to our collection attorneys that could be helpful to our collection attorney's to effectuate collections on judgments.

ASTHETICS AND ENVIRONMENTAL COMMITTEE: No Report.

FINANCE COMMITTEE: No Report.

LAKES COMMITTEE: Shelly Bellovin gave this report.

- 1. Fish were added to Lake Louise Marie.
- 2. The Committee will follow up with what is happening with the Report that we have been waiting for from Maxine.

DAMS COMMITTEE: Report provided by Michael Hoyt

1. We must look into the leakage situation at the dam at Davie's Lake, as the DEC is requiring this. The cost for the engineers report will be \$24,066.
2. Alex Kaplan made a motion to authorize payment of \$24,066 from the new Lakes Maintenance Reserve fund, for Seepage Mitigation Design, which motion was seconded by Alan Schantz. Unanimously approved.

LONG RANGE PLANING COMMITTEE: No Report.

BYLAWS COMMITTEE: No Report.

POOLS COMMITTEE: Alan Schantz gave this Report.

1. The pool is opening on June 15.
2. The new pool company that will be managing the pool came here about 3 weeks ago. They will be having training sessions for employees.
3. The fencing at the pool is not low enough to prevent people from getting into the facility, (per NYSDOH) It has not been replaced in 22 years. The estimated cost to replace the fencing is \$35,000. Jeffrey Weinstein made a motion to expend \$35,000. for the emergency fencing at the pool, from the security line, the motion was seconded by Ken Herfield. Unanimously approved.

COMMUNITY EVENTS: Sharon Bobbins gave this Report.

1. The donut drop was a great success. New residence were introduced to those who attend. It was discussed and agreed that we needed better advertising in the future, with respect to our events.
2. Alex Kaplan raised a scheduling problem with some of the events and some of the noncommunity regular events done by other people in our community. Sharon said she would look into this.

SECURITY COMMITTEE: No Report.

1. One of the residents suggested utilizing a retired police officer in the future, rather than a security company. The Board once again advised the Members

of the changes in our security program and the reduced costs resulting therefrom.

GOVERNMENT & COMMUNITY LIASON COMMITTEE: No Report

MANAGEMENT COMMITTEE: No Report

BUILDING COMMITTEE: No Report

RENTERS COMMITTEE: No Report.

TECHNOLOGY COMMITTEE: No Report.

NEW BUSINESS:

1. The Board reviewed a letter from Wolf Lake for a Safety Fair. It is taking place on July 7 between 1 AM and 3 PM at the Wolf Lake Ball Field. The Board agreed to post this on our Emerald Green website.

THE HOMEOWNER'S SESSION: None

EXECUTIVE SESSION: The Board went into Executive Session.

No Action was approved at the Executive Session.

The Board went out of Executive Session.

Shelly Bellovin then made a Motion to adjourn the Board Meeting, which was seconded by Alex Kaplan. Unanimously approved.