

Emerald Green Property Owners Association - Monthly Meeting
January 13, 2019

Name	Present	Guest
Alan Schantz	✓	Michael Hoyt- Manager
Sharon Bobbins	Via Phone	Marvin Newberg
Lesli Askew	✓	
Ken Herfield	✓	
Ralph Embro	✓	
Joel Cohen	Via Phone	Guest Via Phone
David Feller	Via Phone	Robert Ernst
Shelly Bellovin	Via Phone	
Arthur Kaplan	Via Phone	Homeowners Present
Julian Price	Via Phone	
Bob Koniak	Via Phone	

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

Approval of Minutes

Sharon made a motion to approve Minutes from December 16, 2016 meeting. Ken 2nd. All approved. Motion passed.

President Report

Report was made regarding the projects. More specifically the Entertainium. Architect Mr. Dadras was present and available to answer questions.

David Feller asked what the BOD (Board Of Directors) wanted approved today. He was informed that the Resolution included in packet was just to ask for approval to proceed to the next step to continue pursuing the proposed projects.

Mr. Newberg read the Resolution out loud for all the BOD to understand. A round table discussion ensued and each BOD gave their opinion on the matter.

Bob Koniak: Stated that he was optimistic at the beginning but the timing is not right. Homeowners are being hit with taxes, heating bills, Holiday expenses, sewer bills and assessments; he does not believe that this is good timing.

Ken Herfield: Stated that the amenities were completely deteriorated and felt that timing will never be right and that the BOD must proceed with the

planning of these projects. He also stated that assessment monies will NOT change.

Julian Price: Stated that some of these projects are for the LPC and that the purpose of this meeting was to seek approval to proceed to the next step.

Shelly Bellovin: Stated that he is for the projects but people should understand that changes may happen with designs and variances but that changes will be made to keep within the budget established.

David Feller: Stated that he disagrees because the plans will change because of costs. He also had several questions for the Architect Dadras:

1. Is roof included in the budgeted \$1.7 Million: Answer by Dadras: Yes
2. Are professional services included in the budgeted \$735K: Answer by Dadras: Yes
3. Is demo and removal of debris included in quote: Answer by Dadras: Yes.
4. Is tear apart and removal of siding included in quote: Answer by Dadras: Yes
5. Is asbestos abatement included in quote: Answer by Dadras: Asbestos is not included because asbestos could be left there and will not posed a threat if it is not disturbed.
6. Front entrance does not match topography: Answer by Dadras: No but when finalized it will meet ADA regulations.
7. Will there be other areas for parking: Answer by Dadras: there will be plenty of parking areas.

Joel Cohen: Stated that he is for the project.

Ralph Cohen: Stated that he needed clarification on offices space since the drawings presented had them at the opposite location.

* Gym and main level will be the same level.

* Gym area will be a multipurpose area composing of basketball, pickleball and so forth.

* Floor surface will have radiant heat since with a project of this size it is more efficient to heat up instead of heat down.

Sharon Bobbins: Stated that she is for the project but as a BOD; we should over communicate to our residents all the specifics.

Lesli Askew: Stated that she was for the project however we as a BOD should be mindful of the following:

* the demographic of our community is not as it was 20, 30 or 40 years ago.

* Many families in our community live paycheck to paycheck and to expect for all these expenses, as Bob Koniak had enumerated, it is just not right.

Also, was the fact that EG wants all the homeowners to pay their bills and as a homeowner it is her fiduciary duty to question why the Water Company pays is not paying its bills to EG as well. She said that if EG

wants her to pay her dues and assessments then the Water Company better pay what is owed to EG.

Ken Herfield stated that the 1st assessment will take place in the 2nd quarter of the year; sometime by April.

Ken Herfield made motion to approve the Resolution presented.

David Feller made Motion to amend the Resolution to stated that: Water Company shall pay EG in full the amount of \$259k owed and to be completed by December 31, 2023.

Julian Price 2nd Motion.

Lesli voted yes to approve Amendment. Rest of BOD voted no.

Motion was defeated.

Ken Herfield stated that he was in disagreement as to the amount owed.

David Feller said that said amount came from the audit and that was why he was stating that amount and whatever amount it was, it needed to be repaid to EG.

Resolution votes:

Yes: Shelley Bellovin, Julian Price, Bob Koniak, Ralph Embro, Ken Herfield, Lesli Askew-Halprin, Alan Schantz, Joel Cohen, Sharon Bobbins.

No Votes: David Feller

Resolution Motion Passed.

Shelly Bellovin made Motion to have Water Company produce a full report in 60 days to verify amounts owed to EG.

Lesli Askew-Halprin 2nd. All in favor. Motion Passed.

Alan Schantz met with a marketing company Focus Media. The cost will be about \$10K. Lesli Askew-Halprin asked about whether or not 3 bids were needed. Marvin Newberg said that no because it was for professional services.

Ken Herfield made Motion to spend up to \$10k from the Capital Improvement fund to hire Focus Media. Ralph Embro 2nd. David Feller Abstained.

Motion passed by majority of votes.

Water Company

Nothing to report.

Aesthetics & Environmental Committee:

Showed bag with goodies that have been provided by the Sullivan County Chamber of Commerce. Also, at the 1st Friday of the month breakfast, EG was mentioned as being a premier community and invited all the realtors present to stop by the office and get any information of all the projects that the BOD is planning.

Building Code Committee:

Nothing to report.

By Laws Committee:

Nothing to report.

Community Events Committee: NO REPORT

Some events have been cancelled due to not enough attendees.

Yoga has been also cancelled. If there is renew interest, we may have again in April.

Holiday House Decorating winner was announced.

Food Co-op is being researched.

Committee will meet again in February.

Financial Committee

Nothing to report.

However a discussion ensued regarding when dues are due. Ralph Embro stated again about all the holiday, winter and all expenditures that the homeowner suffer during this time period give great concern and maybe the date of when dues are dues could be pushed back.

Julian Price also voiced his concern.

Insurance/Legal Committee

Insurance is for renewal. Committee is waiting for some documents.

Lake Committee

Ralph stated that we should purchase the fish to restock the lake by February.

Long Range Planning Committee

Nothing to report.

Management Committee:

Nothing to report.

Oversight Committee:

Nothing to report.

Pools Committee:

Nothing to report since the pool construction is one of the projects being worked on for community approval.

Security Committee:

Bob Koniak is looking for some type of security systems for the common areas. He was put in touch with Jose DeJesus since Jose did extensive research regarding this issue.

Technology Committee:

Nothing to report.

Dams Committee Report

Nothing to report.

Renters Committee:

Nothing to report.

NEW BUSINESS:

No new business

Homeowner Participation:

Homeowner addressed the BOA with several concerns:

1. Wanted clarification regarding the Water Company's debt to EG.
2. Demographics to be considered
3. Why everything was due at the same time.
4. Asked the BOD to work with the community not against it.
5. Make use of new technology. Perhaps stream meeting so anyone, anywhere can participate.

All her questions and concerns were addressed the BOD.

With nothing else to address, Alan Schantz made motioned to adjourned at 10:57am. Lesli Askew-Halprin 2nd. All present in favor.