

Emerald Green Property Owners Association - Monthly Meeting
March 17, 2019

Name	Present	Guest
Alan Schantz	✓	Michael Hoyt- Manager
Sharon Bobbins	✓	Marvin Newberg
Lesli Askew-Halprin	✓	
Ken Herfield	✓	
Ralph Embro	Via Phone	
Joel Cohen	✓	Guest Via Phone
David Feller	Absent	
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 previous meeting. Ken 2nd. All approved. Motion passed.

President Report

Flyer regarding the Entertainium went out and had great response. 1st meeting will be held today at 1pm.

The assessment fee per homeowner will be \$450.00.

Resolution to call special meeting was made by Sharon. Lesli 2nd.

Alan-yes

Ken-yes

Ralph-yes

Joel-yes

David Feller (absent from meeting).

Shelly-yes

Arthur-yes

Julian-yes

Bob-yes

Motion passed.

Water Company

Nothing to report. But waiting on PSC and still answering their questions.

Audit has been started.

Aesthetics & Environmental Committee:

Nothing to report.

By Laws Committee:

Working on proposition to ease the burden on the homeowner to pay dues. Marvin stated that BOD has the right to determine how to work with the homeowners regarding dues payments.

Community Events Committee:

Met to prepare for summer. Will continue yoga and water aerobics.
In May we are having a brunch.
Bonfire for Memorial Day weekend.
Fireworks for July 4th.
Tribute to Woodstock.
Bands at pool.
Zumba for seniors
Zumba on Wednesdays.

Pools Committee:

Opens on Memorial Day.
This year there will be no lifeguards. Rules are being updated to reflect this change.

Financial Committee

Working on all monies and working with Water company to pay Emerald Green. Spoke with Bob Ernst. Felt it was reasonable to create a payment arrangement to pay back EG.

Ken made motion to accept Resolution that "Water company owes EG the amount of \$197,618.00 and that Water company intends to start payment on 2020 pending approval from PSC.

Joel Cohen 2nd.

All in favor

Resolution passed.

Michael Hoyt made sure that BOD know that EG cannot attached or imposed any charges to Water company without PSC approval.

Joel proposed to do some research regarding 401K for employees.

Joel Motioned to have January and February financial approved.

Sharon 2nd. All in favor. Motion passed.

Insurance/Legal Committee

Insurance expired and renewed on February 28, 2019.

We could not shop around for better rates because of Entertainum issues.

Lake Committee

Fish will be put in the lake.

There is a new way to kill algae. We would like to start this new method which uses barley & hay in chicken wire bales. We would need about \$12,000 to do the fish and address the algae problem.

Long Range Planning Committee

Nothing to report.

Building Code Committee:

Nothing much to report.

Michael Hoyt spoke with architect regarding a "plan site study".

A discussion ensued regarding items to be included in the building plans.

Management Committee:

Nothing to report.

Oversight Committee:

Nothing to report.

Security Committee:

Nothing to report.

Technology Committee:

Nothing to report.

Dams Committee Report

Nothing to report.

Renters Committee:

Nothing to report.

NEW BUSINESS:

No new business nor tabled items.

Homeowner Participation:

Homeowner addressed the BOA with several concerns:

Pool and construction loans were discussed.

With nothing else to address, Alan Schantz made motioned to adjourned at 10:30am. Lesli Askew-Halprin 2nd. All present in favor.