

Emerald Green Property Owners Association - Monthly Meeting  
May 19, 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	✓	
Shelly Bellovin	✓	
Arthur Kaplan	✓	
Julian Price	✓	
Bob Koniak	✓	

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. Robert Koniak 2<sup>nd</sup>. Lesli Abstained (she was not present at last board meeting) All approved. Motion passed.

**President Report**

Special meeting regarding our projects was well attended and all the items put out for vote passed. 351 homeowners voted.

One of the first projects will be the tennis courts and pickle ball court.

Payment plan discussion ensued.

Alan Schantz motioned to the following:

1. The standard payment plan for annual dues is full payment billed in December and due by January 1<sup>st</sup> of each fiscal year.
2. An optional installment plan for dues payment will be offered to members under the following terms and conditions:
  - a) Twelve equal monthly payments, due on the first day of each month, beginning with January of each fiscal year.
  - b) A monthly convenience fee of \$7.50 shall be added to each payment.
  - c) Enrollment in the installment plan requires payments via a pre-registered credit card or direct debit account with the Association office. Payments to be automatically processed each month without further notification to the enrolled member.
  - d) Upon the rejection of any monthly payment by the credit card issuer or bank the entire unpaid balance of the annual dues shall be due immediately.

David Feller 2<sup>nd</sup> motion.  
All in favor. No opposed. Motion passed.

Julian Price Motioned to have the Assessment Fee schedule as follows:

3. The standard payment plan for the annual \$450 assessment is full payment billed in June and due by July 1<sup>st</sup> of each of ten (10) consecutive assessment years, beginning in July, 2019.
4. An optional installment plan for assessment payments will be offered to members under the following terms and conditions:
  - a) Twelve equal monthly payments, due on the first day of each month, beginning with July, 2019.
  - b) A monthly convenience fee of \$7.50 shall be added to each payment.
  - c) Enrollment in the installment plan requires payments via a pre-registered credit card or direct debit account with the Association office. Payments to be automatically processed each month without further notification to the enrolled member.
  - d) Upon the rejection of any monthly payment by the credit card issuer or bank the entire unpaid balance of the total assessment shall be due immediately.

Joel Cohen 2<sup>nd</sup> Motion.  
All in Favor. No opposed. Motion passed.

Alan Schantz informed the BOD and homeowners present that our community is having some wild bears issues and NYS DEC brought in and set up a trap. He asked the BOD and community present to be mindful of how garbage containers are kept outside prior of garbage company picking up trash.

#### **Water Company**

Marvin and Michael Hoyt are working closely with PSC regarding the water fee increase.

#### **Managers' Report:**

Oxford Street is owned by EG. There are 22 lots that are up for sale and EG has Right of First Refusal. These lots could potentially be income producing. Mr. Hoyt just wants the BOD to be aware that although there is no existing infrastructure; EG still has the rights of First Refusal.

#### **Aesthetics & Environmental Committee:**

Visited 4 families this past month and the overall consensus is that they are happy that the project was approved.

**By Laws Committee:**

Nothing to report.

**Financial Committee**

Discussion ensued regarding dues collection and financial statements.  
Joel motioned to have April financial approved.

**Lake Committee**

Fishes are in the water now. Ralph also spoke regarding Treasure Lake and the decomposing of the algae.

**Pools Committee:**

Opens on Memorial Day.  
\$25k have been already paid to the architect. \$21K from the Transfer Fund and \$4K from the Capital Improvement Project Fund. New pool rules have been drawn up. So, we are moving forward.

**Long Range Planning Committee**

Ken met with architect and are drawing up plans.

**Community Events Committee:**

Bonfire to welcome Summer at the beach.

**Insurance/Legal Committee**

Nothing to Report

**Building Code Committee:**

Nothing to report.

**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:**

| With nothing else to address, Alan Schantz made motioned to adjourned at 11:30am. All present in favor.