

Emerald Green Property Owners Association - Monthly Meeting
July 21, 2019

Name	Present	Guest
Alan Schantz	✓	Michael Hoyt- Manager
Sharon Bobbins	✓	Marvin Newberg
Lesli Askew-Halprin	✓	Robert Ernst
Ken Herfield	✓	Kris Douglas
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

Joel Cohen made a motion to approve Minutes from previous meeting. Sharon Bobbins 2nd. Lesli Abstained (she was not present at last board meeting) All approved. Motion passed.

President Report

Special recognition was given to the passing of a previous board member. A resume was submitted by a new candidate. Said candidate does not have his name on the deed of his home so Alan Schantz is waiting for proof of ownership to be submitted.

Golf course is being marketed for sale. A discussion ensue whether or not EG BOD should send a survey to the community to see if it would be to EG interest to purchase said property.

Lesli Askew-Halprin asked if property were to be sold to other; would EG have to provide water access. Michael Hoyt said yes; since the Water Company is a public utility.

It was decided for Mr. Ernst to approach owners and perhaps find out what they bottom price would be.

Water Company

Nothing to report; however there is an October deadline on them making a decision.

David Feller stated that the house on the main road rental is too low. He requested Water Company to provide financial review and expense o that property. Water Company will have a meeting and report at next EG BOD meeting.

Aesthetics & Environmental Committee:

Mail boxes by the entrance are an eye sore. Discussions ensue to find ways to address that problem.

One of the ways discussed was for EG to do it in house. Michael Hoyt said that it may take about \$2,000 to do a "rail-like" mailbox set up.

Lesli will meet with Postmaster in Wurstboro and see what option EG has.

Building Code Committee:

Nothing to report but plans will be submitted to Planning Board. Discussion ensued regarding construction.

By Laws Committee:

Nothing to report.

Community Events Committee:

Events are continuing.

Water aerobics, yoga, photo class, birdhouse painting and cabaret night is next Saturday.

Lesli mentioned how Sullivan County Chamber of Commerce has a breakfast every 1st Friday of every month and that she has given good P.R. about EG at those breakfast.

Financial Committee

Joel Cohn stated that there is \$1.2 million in the bank as of today.

Budget discussion ensued

David stated that statements are not properly done and that BOD is not doing their fiduciary duty to ask questions about it.

Sharon stated that she as well as many members of the BOD do not have a accounting background to actually understand the financials.

Lesli propose to next BOD to have a workshop and explain in detail how the financials are presented so every BOD can understand those numbers.

Resolution was made to have a special meeting of the BOD to discuss proposed budget on July 28, 2019 at 9am. All in favor.

Julian Price recommends that a Collection Committee be assemble and to be chaired by Ken Herfield. Shelly made Motion. Lesli 2nd. All in favor.

Insurance/Legal Committee

D&O insurance went down and no claims have been made.

Lake Committee

Committee is requesting same budget as last year which was \$34,000.00

A swim platform may be built for approximately \$1,900.00

Shelly requested to conduct a survey for the following items:

- Swim platform
- Usage of slips for boats
- Option to take trash to a propose central location.

All BOD members were in Favor of said request.

Long Range Planning Committee

Nothing to report.

Management Committee:

Nothing to report.

Oversight Committee:

Nothing to report.

Pools Committee:

Pool plans are moving along.

Julian Price asked if there was a way to get a scanner.

Security Committee:

Bob Koniak brought to the attention of the BOD that almost everyone can get access to Davies Lake because of how that area is set up.

He made a motion to move the rocks that are by that entrance closer to the road and perhaps this may be a deterrence for people that don't belong to EG to get to the lake.

Ralph 2nd. All in favor. Motion passed.

Technology Committee:

No WiFi at the pool at the moment.

Managers' Report:

Nothing to Report.

Dams Committee Report

Nothing to report.

Renters Committee:

Nothing to report.

NEW BUSINESS:

David Feller made motion to go into Executive Session.

David Feller made motion to go out of Executive Session. Julian 2nd.

David Feller provided the attached resolution which was approved by the Board.

Homeowner Participation:

With nothing else to address, David Feller made motioned to adjourn at 1:14pm. Lesli 2nd. All present in favor.

For purposes of this resolution the term "Covered Person" shall mean any employee, or member of the EGPOA Board of Directors, without exception.

Effective immediately, any purchase of goods or services in excess of \$1,000.00 from a Covered Person, or an entity that is owned by, managed by, employs, or has a contractual arrangement with, a Covered Person, shall require advance approval, in writing, by both the President and Treasurer.

The document for approval shall include a statement of the scope of work for the project for which goods and services are being purchased, a statement of what is being purchased, the name of the Covered Person, the name of the vendor, the expected date of the purchase, and a good faith estimate of the expense. Approval forms are to be retained and permanently attached to invoices upon payment processing.

In the case of an emergency* verbal approval by either the President or Treasurer shall suffice, but the approval document must still be completed (signed by the approving party) and attached to the invoice.

No payment for a purchase from a Covered Person may exceed one hundred and ten percent (110%) of the previously approved amount, unless any excess of that amount is approved by the Board of Directors.

The Treasurer shall report to the Board of Directors at the first Board Meeting following each calendar quarter the total of payments to each Covered Person who received payments during the quarter, showing both quarterly and Year-to-Date payments to each Covered Person.

The EGPOA Board of Directors encourages the Directors of the Emerald Green Water Company to adopt a comparable resolution.

* For purposes of this resolution an "emergency" shall mean a situation where failure to take immediate action has a high likelihood, in the opinion of the President or Treasurer, to cause further damage to Association property and/or create an unsafe condition for the use of Association facilities.