

Emerald Green Property Owners Association – Monthly Meeting

September 15, 2019

Name	Present	Guest
Alan Schantz	✓	Michael Hoyt, Manager
Sharon Bobbins	✓	Marvin Newberg
Ken Herfield	✓	
Ralph Embro	Via phone	
Joel Cohn	✓	Carla Cohn
David Feller	✓	
Shelly Bellovin	✓	
Arthur Kaplan		
Julian Price		
Bob Koniak	✓	
Jeff Weinstein	✓	

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

Approval of Minutes

The following changes were approved to the minutes.

- For July 21, 2019: Financial Committee: Joel Cohn, not David Feller, stated that there is \$1.2 million in the bank as of today.
- For July 21, 2019: David Feller provided the attached resolution which was approved by the Board.
- For July 21, 2019: The reference to David Feller providing language for a motion was removed.
- Minutes for the above dates were approved as corrected.
- Minutes for August 25, 2019 were approved and submitted.

President Report

Carla Cohn was elected as assistant secretary, exclusively to take minutes of the meetings.

Carla Cohn created a spreadsheet to keep track of open action items which will be attached to the minutes and the agenda for subsequent Board meetings.

Michael Hoyt announced enhancements to the Emerald Green website, providing a link to homes for sale in the area. The link brings you to Zillow.

Water Company

Ken continues to work daily with PSC to increase the rate structure going forward.

The red house's expenses and income were reviewed. Tearing down the house was discussed and rejected as not cost effective. It was questioned if the taxes can potentially be reduced. It was decided that Ken will address increasing the rent and will provide an update at the next EG BOD meeting.

Aesthetics & Environmental Committee

This currently does not have a Board member responsible for this committee and no one volunteered.

The mail boxes were discussed at length. Michael reported that per postal regulations you cannot touch a mail box without the owner's, and if applicable, the renter's, permission. Marvin, Michael and Ken will draft a communication to define mail box protocol. Residents will have a date repairs must be completed by or a fine will be levied.

Building Code Committee

The Board will address what constitutes the elements in an acceptable landscaping plan when permits are approved. It was suggested a landscaping firm may be needed to take care of this in a timely matter.

By Laws Committee

Nothing to report.

Community Events Committee

Exercise classes are continuing on Saturday and Sunday. The Labor Day festivities was a huge success. On 10/16/19, there will be a Halloween event with pizza, pumpkin painting, and grab bags. Business Expo is scheduled for 9/22/19 which will have residents promote their services or products. Sharon has been authorized to spend an additional \$8,000 for the balance of the year. This will be from the contingency line in the budget.

Resident Michael Prigoff complimented Sharon's work on all the classes and functions she has implemented stating it has been great for the community.

Financial Committee

Overages will be addressed at the next meeting. The Legal budget line will be divided into 1) expenses related to collection activity and 2) all other legal expenses. Michael acknowledged the considerable time Joel has invested which has freed up Michael's time. David requested that a report on delinquencies and collections productivity for the 52 accounts assigned to the new collection agency be submitted at the next Board meeting. Michael and Ken agreed.

David raised questions about the procedures for applying 1.5% interest charges, on a monthly basis, and some apparent anomalies on recent Aged Receivables report where it appears that interest charges

varied from 0.6% to 1.4% of the delinquencies. The matter was referred to Michael for research and reporting back to the Board.

Insurance/Legal Committee

Marvin reported for 7 Lake View Ct, a referee has been appointed for foreclosure of lien and is moving along for unpaid dues. Several properties were discussed regarding rubbish, termites, sewage and general maintenance. The process has begun against Bobby Schulman renting without approval. Marvin and Michael both settled and collected arrears on two properties.

Lake Committee

Ralf reported dock repair at the pool will cost approximately \$2,000. Only a few people responded to the survey. It was determined there will not be a floating dock in Treasure Lake and there is little interest to expand docks for pontoon boats.

Treasure Lake has a free-floating dock owned by a non-EG resident which is against code. Marvin and Michael to discuss how to handle this.

Long Range Planning Committee

Pool work has started. Small pool and masonry work have been removed. Hope to submit the pool house plans to the planning board soon. Marvin reviewed the contract and a penalty for late completion needs to be agreed upon. The goal is to have the contract signed by the next meeting.

Hope to start work on the Entertainmentium this winter.

Management Committee

Nothing to report.

Oversight Committee

Nothing to report.

Pools Committee

Addressed in Long Range Planning.

Security Committee

It was confirmed there are currently 16 cameras in place by the pool.

Bob brought up moving the boulders closer to the road between Davies Lake and the gates so that outsiders cannot park and use the facilities and to use the lake.

Technology Committee

Nothing to report.

Manager's Report

Michael shared the cost of the compactor and will obtain the cost of a slab, fence and electric and will develop a complete installation cost. After all costs and plans are investigated the Board will take up the issue of whether to approve installation and construction of a community wide trash compactor and all terms and conditions re usage of same by members.”.

Dams Committee Report

Nothing to report.

Renters Committee

Marvin advised that there were recent amendments to the New York State Tenants Rights Law re background checks and fees, which will be looked into.

New Business

Place a padlock on the tennis court by the pool to protect the surface

A resident asked that the bylaws should be updated to allow residents to review the books.

Homeowner Participation

Resident Becker who resides on 5 Overlook Rd, presented his case to regarding his objections to his neighbor's dock. He feels the dock is impeding on his property and view and is not in accordance with the Emerald Green rules. David will speak to Anita, the previous owner, for the history of the dock. The building committee will check surveys and minutes and will present their findings at the next meeting.

Resident Michael Prigoff, 146 Lake Shore Drive, is asking the building code be enforced, having the developer replace trees and shrubs on the side of the house on 152 Lake Shore Drive. Michael Hoyt will reach out to the developer and see if this can easily be resolved.

Resident Lou Sherman will contact the office to get a number to help him resolve the issue of rotten trees hitting overhead wires. He has not had any luck getting a response from NYSEG.

Michael Hoyt received an application from Andres and Alex to put in a geothermal heating system. Deed restrictions prohibit wells for water supply, oil/gas for heating, or a container without the Board approval. Jeff Weinstein will research the technology, safety and potential impact on the EG environment. He will present his findings at the next Board meeting.

Yevgenia Karayev has a large bill of outstanding payments. She claimed a prior Board allowed her to consolidate three lots into one and only pay for one lot. This is inconsistent with the current bylaws.