

Emerald Green Property Owners Association – Monthly Meeting

July 12, 2020

Name	Present	Guest
Alan Schantz	✓	Michael Hoyt, Manager
Sharon Bobbins	✓	Marvin Newberg
Ken Herfield		Bob Ernst
Ralph Embro		Carla Cohn
Joel Cohn	✓	Brittany Cunningham
David Feller	✓	Anthony Freeman
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 roll call.

Approval of Minutes

Written proposal should be included in the minutes (i.e. compactor) and only additional comments should be included.

Last meeting's minutes were accepted.

President Report

Pool moving along. Some concrete poured. Completion date unknown.

Club house sided and almost complete. There is new flooring and there will be countertops/cabinets. Costs less than budgeted.

Fences are being put up around all courts.

Regarding the Entertanium, the architect is still resolving issues with the town.

Ken is participating in meetings and a substitute is not needed.

Annual meeting will be a zoom meeting. Hope to mail out the package within the next week. Ballots will be mailed back.

A budget workshop will be set up prior to the annual meeting so that people can ask questions.

The package for the annual meeting will include the approval of bylaws. The bylaw change includes changing board members from 12 to 11 (to avoid an even number) and changing term limits from 2 to 3.

Currently there are 4 openings on the board. Of the 3 resumes received, 2 are incumbents. David is leaving the board as his second term is expiring.

It was suggested to include instructions for chat sessions during the Annual zoom meeting so that people can submit questions and comments.

It has been suggested purchasing AED defibrillators for the office and the pool, initially. Michael will speak to Albee regarding obtaining Narcan. Marvin will look into legal implementations and liability issues. CPR classes will be scheduled once pandemic is over. Both will be put in the budget for next week.

Beach security. The guard is doing an excellent job. Not perfect. Various access points, including by tennis courts. Area by the dam people jump the fence. The existing guard can ask for passes on the beach as well as at the entrances.

Water Company

Break yesterday was repaired. Michael and his team spent 12 hours repairing it.

Public Service made a bad decision. Attorney Al Natoli recommended bringing Article 78 hearing contesting the ruling and feels the decision will be in our favor. The legal fee will be capped at \$5000 and will be refunded if we are successful.

David put forth a resolution that the water company should provide a monthly balance sheet and budget comparison report to be included in the board package. EG owns the water company and the board members have the right to review them at any time. Resolution not needed. Julian will recommend it to be available for all board meetings.

Manager's Report

Michael thanked everyone that filled in for him while he was out.

The gazebo at the tennis courts is being redone. Anthony suggested purchasing a gazebo by the Entertainium and by the other pool. He is looking into pricing and will report back. Julian suggested looking at pergolas at Home Depot.

Anthony suggested purchasing another mower. This will allow the mowers to rotate in/out, allow maintenance to be performed and avoid down time when one needs service. Cost approximately \$10,000. Last refurbished lasted a couple of years while the new one has lasted at least 7 years.

Aesthetics & Environmental Committee

Nothing to report.

Building Code Committee

Mr. Becker presented his issue regarding Donna Goldoff's existing deck.

Motion defer to next meeting when both people attend was approved.

It was suggested Donna Goldoff should contact title company.

By Laws Committee

Three amendments to the By Laws will be added to the ballot form. Explanations will be added by a board member.

Community Events Committee

Yoga available twice/week. Unlimited group well received. A second message was sent to the community explaining why the July 4th fireworks were postponed.

Annual garage sale will be announced once guidance by state received.

Fireworks planned for the end of the summer. Date will be announced once guidance by state received.

Financial Committee

Joel presented the financials and they were approved.

David had questions which Joel will address at the next meeting.

Budget will need to be distributed and a special meeting held prior to the annual meeting.

Insurance/Legal Committee

Nothing to report

Lake Committee

Nothing to report

Long Range Planning Committee

Nothing to report

Management Committee

Nothing to report.

Marketing Committee

Nothing to report.

Oversight Committee

Nothing to report.

Pools Committee

Nothing to report.

Security Committee

Nothing to report.

Technology Committee

At the end of this week or next week the new web site should be going live.

Dams Committee Report

Nothing to report.

Renters Committee

Nothing to report.

New Business

Nothing to report.

Homeowner Participation

Jeanette Gamble addressed issues (sediment and chlorine odor) she encountered after the water issues were repaired. Sediment is in the lines because not enough water is in storage to flush the lines because of high usage. EG is working on installing a water tank. Regarding chlorine odor, water tested daily and sent out weekly to an independent lab. Lake water sent out monthly. Michael will look into better communicating outage information. Jeanette asked about updating the playground near the pool and offered to help.

Richard Rabinovich asked about the basketball courts which will be repaired and upgraded.

Lee Vogel suggested having the security guard check photo id's on the beach and does not need color paper. Proposed extending term limit if no one is available to fill the position. General reminder will be sent to clean up after their dogs and not leave the bags on the road.

Richard Rubin said teens were jumping off the dam without adult supervision. Security should monitor by the dam.

Michael stated the gates by pool and dam should be adjusted and working within the next few weeks.

Rich Brown was concerned about unsupervised kids on Treasure Lake. Also said a commercial vehicle has been parked overnight on Surry. Needs prior authorization from board to park outside. New buyers learn of rules and regulations when right of first refusal/dues paid.

Jeff Smith asked about the courts. Courts and fences will be put up within the next few weeks. The old tennis court will be repaired once the new courts are available.