

## Emerald Green Property Owners Association – Special Budget and Security Meeting

August 16, 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	✓	
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.

### President Report

Special meeting to review budget and security.

### Budget

Kept budget flat and adjusted with expenses that are known.

Dues paid monthly affected the receivables.

Owner violation. 0 collected in to date. The projected amount will remain.

Admin budget (offices). No increases in salaries.

We will not pay the minor amount of taxes on the townhouse and properties we own at this time. We will need to add liability insurance.

Pool. The cost of heating a larger pools and longer season is unknown. The new equipment will be more efficient.

Ground maintenance. Additional expenses have been encountered.

Community activities. Last year's expenses explained. Unused money will be a surplus.

Contingency. Unknown so the amount was increased.

Total expenses. Used surplus to meet water company obligation and do not see getting the money back. A footnote will be added to document what this money is for and where it is going.

## Security

Security is 5 days/week. The pool rules have been extended to the beach. Two guest per house. \$5 guest fee will not be enforced since there is no one to collect the money. Passes are checked. There is no electric or internet at this time. Security's person's schedule was addressed.

Davie's Lake. Many cars and fisherman have been seen at the lake. The police will be involved if EG is willing to press charges, which they are. It was suggested the rocks be moved closer to prevent parking on property.

Noise issues need to be reported to the office. Michael will continue to contact residents. Proof has to be presented in order to give a fine.

A rule was adopted to extend all pool regulations to beach area, including the dam. Access is limited to member in good standing and 2 guests per household over 16. No drinking of alcohol, no glass containers, no BBQ's including charcoal and propane, no smoking. There will be a fine of \$250/day if the rules are broken. The rule was unanimously approved.

Delinquencies are a major issue and impacts many aspects, including dues and beach attendance. The Board authorized a list of delinquent members to be posted if dues and/or assessments are more than 120 days delinquent. This will be immediately in affect through 2021. The executive board and Michael Hoyt will set up the administration procedures. Advance notice will be given prior to a name being posted. All members, except for Sharon and Jeff, approved the displaying of names.

David proposed budget approved and dues will remain unchanged. Sharon second. All members approved.

Zoom meeting will be held so that people can ask questions about the budget prior to the annual meeting.

Annual meeting Sunday 9/13 9AM.

## Homeowners

Michelle Kenney – Asked about the website with minutes and resolutions. The website should be up by the end of this week.

Security will have a list of delinquencies. Use a walkie talkie will not be helpful. Michael has been communicating with the security guard often. Residents over 16 will get a resident id card and can use the guest cards.

Minutes and resolutions published after approved.

Lee Vogel – Asked that the swim area will be roped off to avoid kayaks and boats in swim area. This was approved

Donna Goldoff - Outside yoga great. Please do not mow when have yoga class. Not a normal occurrence. Would like to keep yoga outside going forward.

Rich Brown. Web site will be up at end of week. Instructions will be sent as well.

Danny Mogil - issues regarding the shed will be addressed at next meeting.

Ilana Kaufman - Add comments before Board comments and set motions. Join a committee. New board can address how to handle resident's comments prior to the meeting.

Asked about the Welcome committee and hope to join.

Monthly newsletter would be nice. Need a volunteer.

Marilyn Grossman – New members know the rules? Emerald Green's rules and regulations are delivered to all new residents. Can all office with questions.

Sue Greenberg – Delinquencies up 8% from last year. Both dues and assessment are delinquent. Payment plan has helped. Covid does not appear to have a major impact.

Nita Taublib – has not seen security at dam. Michael will double check with him.

Jamie Shanberg – would like to help. Board to stay in meeting to hear community's comments.