

Emerald Green Property Owners Association

October 25, 2020

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

Meeting was called to order at 9:00 am by President Alan Schantz, followed by roll call.

President Report

Councilman Scott Mace and Town Supervisor Bill Reiber gave town updates

Melinda Medaugh. Rock Hill business and community business. Farmer's Market was main focus. Need volunteers for concert series. Litter has been an issue and slowly being handled with sanitation department. Can adopt a road. Let Melinda know if interested. Hope to do holiday lighting with social distancing. Can participate in planning and town board meeting via zoom.

Rock Hill votes in firehouse. You have to vote in your own district.

Sharon Bobbins is on the ballot but has resigned. She did a lot of great things for the community and invested a lot of her time. She will be missed.

Carla Cohn volunteered to take minutes.

Tennis, pickle ball and basketball courts are done. Club house resided. The goal is to complete the outside of the Entertanium before winter so inside work can be done. Pool work will continue in the spring. The goal is to have the pool open Memorial Day weekend.

Lee Vogel asked about the pickle ball court size between courts and the fences being too close to the courts. Michael asked that they contact the office. New tennis courts are great.

Yaacov Gross asked when the pool will be completed by and budget in/ahead/behind budget. Alan responded goal is for pool to be open Memorial Day weekend. Still getting estimates for outstanding jobs. Joel is waiting for construction committee to give him the budget details.

Sheldon Bellovin asked why 18 meetings scheduled. Extra meetings will be dedicated to the project.

David Chidsey asked if the dirt road at end of Old Sackett part of Emerald Green. Litter on side of the road. Office works with town. Please contact office so that it can be cleaned as soon as possible.

Doris Llaurado would like to know details of Entertanium. Running track included in original plans.

Brittany will create a section for construction project. Contact office if having an issue with the web site. Logging into the old web site will NOT work on new web site. Can pay all the bills on the web site as well as a lot of other information. Emails from office may be in spam or promotions folder. Emails are sent once/multiple times a week. Call office if you need help. Text messaging from water company available for emergencies. Emeraldgreenpoa.com is the web site.

Robert Haavind asked about the budget meeting which was held 4 weeks ago and the ballots are currently being counted.

David Dukes questioned about the pool building. The building will include the lifeguard office, multipurpose room, upstairs small gym with a few pieces of equipment. There may be a kid's room upstairs. Building size was part of the original plan.

Sue Greenburg was told she will continue to receive a water bill each month even if water turned off for winter. Monthly surcharge is applicable since January 1. Still need to notify the office when a house is closed for the winter. Can do automatic payment on the website and can prepay the bill. Lakes are not treated for vegetation. Hope winter will take care of lily pads.

MEMBER WEBACCESS – needs its own email/password. Contact office to use.

Financial Statements will be posted on portal.

Boats need to be out of the water by Saturday, 10/31/2020, and the lake will be dropped to winter level.

Halloween activities posted on website. Pumpkin, shirt and house decorating contest.

Rich Rubin had a question regarding logging how to log into the website

Voting Results:

Board of Directors Elections:

Sharon Bobbins

Jeanette Gamble

Patsy Jones

Arthur Kaplan

Proposed 2021 Operating Budget- **Passed**

By-Law Amendments

- Shall Article VI Section 1 be amended to reduce the number of Directors from 12 to 11, to be effective as of the 2021 Annual Meeting? **Passed**

- Shall Article VI Section 3 be amended to replace the two successive three-year term limit to a three successive three year term limit? **Failed**
- Shall Article XIV Section I be amended to delete from Paragraph I the limitations of any increase to the transfer fee being limited to the increase in the consumer price index.? **Failed**
- Shall Article XVI Section 4, be amended to replace the excess limit from \$500.00 to \$1,500.00. The section currently provides as follows:

Section 4. No director or committee, nor the Community Manager, having been allotted a specific sum by the approved budget of the Board and the Membership, may increase such expenditure, or create a new expenditure, without first obtaining approval of the Board of Directors, if such excess is over the amount of Five Hundred Dollars (\$500), or 25 percent of the authorized expenditure, whichever is smaller. **Failed**

- Section 5. Shall Article XVI Section 5 be deleted from the By-Laws. The Section provides as follows:

The Board of Directors must approve any expenditure in excess of Two Thousand Five Hundred Dollars (\$2,500), prior to a commitment for such expenditure, regardless of whether such expenditure is part of a previously approved budget, with the exception of any such expenditure that has been approved by the Members as part of a non-budget resolution. **Failed**

- Section 6. Shall Article XVI Section 6 be deleted from the By-Laws. The Section provides as follows:

Expenditures of an approved budgetary item may not exceed by ten (10%) percent the amount approved except under extraordinary circumstances as determined by the Board of Directors. **Failed**

- Section 7. Shall Article V Section 5 (1) be amended to delete the requirement that ballots returned by mail be postmarked at least seven days prior to the meeting and amending the by-law to provide that ballots may be returned by mail so long as the envelope is received prior to such meeting when the vote is to take place. Ballots may still be placed in the ballot box at the meeting or placed in a ballot box at the corporation's office up to the day prior to such meeting. **Passed**

The meeting was adjourned at 10:15 AM.