

Emerald Green Property Owners Association – Special Budget and Security Meeting

October 7, 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	✓	

Meeting was called to order at 7:00 pm by President Alan Schantz, followed by roll call.

Minutes

The 7/12/20 minutes were updated and unanimously approved.

The 8/16/20 minutes were unanimously approved.

The 9/13/20 minutes were unanimously approved.

President Report

Board meetings are being held during the week, not only weekends, to accommodate more people.

The ballots must be postmarked one week before the 10/25/20 meeting. Members must sign the outside of the envelope

Construction Project – Fences and nets are up around the courts near the Entertanium. Tile being put down at base of pool. Waiting for electrical on pool house.

Entertanium construction has begun. The goal shell up before winter so inside work can begin.

This was David's last meeting. The board all wished him well and thanked him for all his work and contributions.

There was discussion regarding the management of the construction and having the board more involved to review contracts and discuss modifications. A financial analysis was also requested. Michael will be sending an updated status and the board will determine the next steps.

Water Company President's Report

A meeting is coming up and the water company's financials will first be reviewed by the water company board prior to sending it to the Emerald Green board.

The following motion was presented by David. All approved except Alan, Sharon and Jeff, who voted against it.

The Board of Directors authorizes the President to appoint a five-person Ad-Hoc Committee with the mission to report to the Board within seventy (70) days of adoption of this resolution a recommendation as to whether or not the Association should seek to sell the Water Company. Appointments to this Committee shall be made in compliance with the following stipulations:

- a. No person who has ever been on the Water Company Board may be a member of the Ad Hoc Committee.
- b. Prior Water Company Board members, and the Community Manager, may be called upon for factual input and opinions as the Ad Hoc Committee may request.
- c. The Ad Hoc Committee will contain at least one current EG Board member and may contain a second current Board members.
- d. The Community Manager and all Water Company employees are directed to cooperate fully with information requests from the Ad Hoc Committee, and to treat such requests with the highest priority.
- e. The Ad Hoc Committee shall have a budget of \$5,000 for outside legal advice/services that it may deem appropriate. Expenses to be charged to the Contingency line in the 2020 Operating budget.

Manager's Report

Moving the boat launch from the pool area to Lake Shore Drive West across Surrey. It will free up parking by the pool area and provide easier access. Motion to research but not spend money was approved. The Lake committee will look into it.

Davie's Lake Dam repair. Out of 6 companies, only one bid was returned. There was \$150,000 budgeted based on an estimate from five years ago. Today's cost is \$240,000. It was agreed to put this on hold until next year.

Aesthetics Committee

Nothing to report.

Building Committee

After discussing Danny Ditkowitz's variance, Danny decided to withdraw the variance.

By-Laws Committee

Nothing to report.

Community Events Committee

Committee meeting last week. Halloween family activities will be announced next week. Yoga classes will be held at noon on Saturdays, weather permitting.

Finance Committee

Joel distributed and reviewed the financials. The board unanimously approved making the accounting change so that fund balances are on a cash basis, not an accrual basis. This should be applied to 2019 and going forward. Approval of budget tabled until next meeting.

Lake Committee

Treasure Lake will be drawn down and repaired.

Pool

Michael will present a status to the board.

Technology Committee

New web site is up. Residents should contact the office if they are having an issue logging in.

New Business

Ronstein is building multiple homes that will become part of Emerald Green when sold.

Homeowners Session

Lee Vogel – Looks as if the fence is very close to base line. Used experience people to place the courts

The meeting was adjourned at 8:45 PM.