Emerald Green Property Owners Association

January 24, 2021

Name	Present	Guest
Alan Schantz	✓	Michael Hoyt, Manager
Ken Herfield	✓	Marvin Newberg
Ralph Embro	✓	Brittany Cunningham
Joel Cohn	✓	Bob Ernst
Carla Cohn, Secretary	✓	
Jeanette Gamble	✓	
Sharon Bobbins		
Patsy Jones		
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

December 20,2020 motion to approve, seconded and approved.

President's Report

- Project update
    - Entertanium is progressing nicely
    - Pool house progressing as well, finishing touches are needed
    - Pickle ball court has a new fence
- Ice skating rink
    - It is being moved to accommodate the new road and a new site needs to be determined
    - Suggested putting a cover over the rink
- Part time activities director? Discuss at next meeting.

Ad Hoc Committee

- Water Company committee:
    - Will be reviewed in executive committee

Water Company President's Report

- Sale of property and using our water are under discussion between our attorney, Michael and Center for Discovery

Manager's Report

- Construction project moving along

Aesthetics Committee

Building Committee

By-Laws Committee

Community Events Committee

Insurance Committee

- Insurance due next month and increases are expected

Lakes Committee

Long Range Planning Committee

Management Committee

Marketing Committee

Oversight Committee

Pool Committee

Security Committee

Technology Committee

Finance Committee

- Submitted and received another draw request for construction
- Motion: Treasurer should approve all draws before a package is sent to bank. Seconded. All in favor, passed.
- Treasurer will again have access to water company's books and records, view access only.
- Treasurer requested the water company present financials at the board meeting and present their budget. Additional accountant is needed for water company.
- Accountant will be doing a 2019 and 2020 audit.
- Motion submitted to approve all financials through December 2020. Approved by all.

New Business

TABLED ITEMS

HOMEOWNER SESSION—EACH SPEAKER 4 MINUTES ONLY

Scott Goldberg – Pool house and construction status? Pool house needs paints, finish floor, fixtures. Should be complete 4 – 6 weeks. Outside will be worked on once the weather permits. Goal is to complete mid-June. Depends on state's restrictions. On budget for pool in regards for contractor. Lumber has gone up tremendously. Pool house will be over budget.

Executive Session

Motion to hold executive session was seconded and approved.

Motion to adjourn meeting was seconded and approved.

The meeting was adjourned at 11:29 AM.