

Emerald Green Property Owners Association

January 23, 2022

Name	Present	Guest
Joel Cohn	✓	Michael Hoyt, Manager
Carla Cohn, Secretary	✓	Marvin Newberg
Jose DeJesus	✓	Brittany Cunningham
Ilana Kaufman	✓	
Ken Herfield	✓	
Patsy Jones		
Arthur Kaplan	✓	
Julian Price	✓	
Alex Rey	✓	
Hal Simon	✓	
Jeff Weinstein	✓	
Daniel Woodruff	✓	

Meeting was called to order at 9:03 AM by President Jeff Weinstein followed by pledge and roll call.

Approval of Minutes

December minutes were updated to state signs are to be posed requiring masks in any common indoor building.

Ilana made a motion to accept the December 19, 2021 minutes. Joel seconded and all approved.

President's Report

- Construction continues. Parts are on back order slowing things down.
- Avon Park project. Meeting on the 19th. Large representation from community. Only developers were positive. Project is a distribution center which zoning does not allow. Needs to go back to planning board. Entire projects need to be presented. Traffic is an issue and study not complete which was done in December, not the summer. Segmentation and traffic issues need to be resolved. Long struggle ahead of us. More funds are needed and a letter will be circulated throughout the communities.

Water Company President's Report

- Still waiting on PSE for sale of property Expect 30-60 days,
- Going after old dollars.
- \$20,000 paid to association
- Engineers for us and Center for Discovery still working.

Manager's Report

- Refund 52P-5-07. Another lot owner received a refund. A third is looking at a refund.
- Waiting for a lot of materials that are on backorder. Hope March meeting will be in the new board room.
- Pricing was distributed for a tractor. Lease purchase with a dollar buyout at the end. \$55,153. Five year lease. Email vote will be sent out. Jeff will call a special meeting two days with a two day notice.
- Sewer bill increased from \$1,600 to \$7,300 for three parcels. Michael is looking into this. Average homeowner saved about \$300/year.

Finance Committee

- Jeff made a motion to approve November financials. Jose seconded. All approved.
- \$66,000 collected for violations. Regarding collecting for accident, person that hit the wall did not have insurance.
- Collected \$406,000 for the golf course. \$200,000 paid down. Making another payment this month. Was waiting for December financials to be done.
- Once minutes are approved, they are posted on the web site.

Aesthetics Committee

- Took a month off from meetings. Getting a document together to present to Chet
- Feb. 16 is the next meeting
- Michael is taking care of the mail boxes and pictures in the pool building. Trying to get PO to allow a mailbox in front of the house or a group of boxes at the top of the hill. Cluster box presents liability issue.

Building Committee

- Nothing to report

By-Laws Committee

- Had a zoom meeting. Will meet soon and will send out a new letter with proposed changes. The meeting dates will be changed.
- Transfer funds amounts and timing of annual meeting and budget will be addressed.

Community Events Committee

- Nothing to report.

Lakes Committee

- Ice skating on the lake will not be addressed this year.

Long Range Planning Committee

- Nothing to report

Golf Course Committee

- Took off last month.
- Trespassing signs are ordered. Fence not addressed yet.
- There was discussion regarding sending an email and implementing rules regarding motorized vehicles on the golf course and lakes.
- Dan made a motion to restrict motorized vehicles on the golf course. Dan made a motion to table all discussion regarding gold course until next meeting. Joel seconded. All approved.

Play Ground Committee

- Nothing to report

Community Garden Committee

- No meetings have been scheduled. Need additional information.

Veteran's Park

- Nothing to report

Management Committee

- Nothing to report

Marketing/PR Committee

- Nothing to report

Security Committee

- Discussed full time security at the pool house. Will be addressed at the next meeting.

Lake Committee Alliance

- Addressed in President's section.

New Business

- Nothing to address

Homeowner Session—Each speaker 4 minutes only

Scott Goldberg. On finance committee. Has not had a meeting and have not seen the financials. Ilana emailed Julian regarding the upcoming meeting dates and times. Julian emailed that he will have a meeting when he has precertification numbers.

Jeff made a motion to into executive session. Jose seconded the motion.

Jeff made a motion to leave executive session. Jose seconded the motion.

Jeff made a motion to adjourn. Jose seconded. All in favor.

The meeting was adjourned at 11: AM.