

Emerald Green Property Owners Association

May 22, 2022

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

Meeting was called to order at 9:05 AM by President Jeff Weinstein followed by pledge and roll call.

Approval of Minutes

Joel made a motion to accept the March 20, 2022 minutes. Dan seconded and all approved.

President's Report

- Work continues on the Entertainium. Alan posted pictures. COVID and slow delivery of supplies has affected the project.

Water Company Report

- Still waiting on Public Service Commission for approval of Center for Discover sale. Continue to ask for additional information in addition to petition. On their June session schedule. Will not run out of water when the Center for Discover begins using it. We are a public service and have to supply water. It is a positive thing since it will generate revenue.
- Water Company will let the board members know when the next meeting is.
- At the beginning of developing a web site for the water company that will only be available to the Emerald Green community.
- Financials have yet to be approved.
- Made a payment to Emerald Green for \$42,000 for reimbursement for sewer work by the town.
- Cost of chemicals etc. are increasing and will put in for a rate increase once petition is taken care of.

Manager's Report

- Canadian geese addling was taken care of.
- Mail boxes by town houses. Chet submitted a complaint to Post Office General office.
- Aiming for the pool to be open Father's Day weekend, if not earlier. It will not be open for Memorial Day weekend. Lake is available. Pool company coming this week to add timer to splash buckets.
- Discussion to lower the temperature and when to close it for the season. Plan on keeping it open through September and will reevaluate based on the weather.
- Open an office at the pool, including weekends.
- Need zoom meeting protocol. People that are not paying dues should not be in meetings.

Finance Committee

- Financials year end. The increases are electric, heat for the buildings and pool, insurance as well as security. Legal reserve needs to be added to the budget.
- 2021 closed and is ready for audit. The board will review and respond.
- The approval of the financials was tabled.

Aesthetics Committee

- Spring cleanup was well attended. We will buy pickers and vests as opposed to borrowing from the town.
- Will look into adopting roads within Emerald Green.
- Will put together a book with acceptable earth tone swatches. The committee will review questionable colors.

Building Committee

- Nothing to report

By-Laws Committee

- Proposed by-law amendment ballot was presented by Marvin. Hal made a motion to approve by-law changes. Alan seconded. All approved.
- A community meeting will be set up a June to review the amendments.

Community Events Committee

- July 2nd fire works
- July 16th 50th plus 1 anniversary party.
- Zoom meeting tomorrow at 7PM and will put together a calendar for the season
- Marge Decker asked to join to committee. Hal motion to approved. Joel second all approved.

Lakes Committee

- Ordered fish for the three lakes.
- Received quote for aerator. A smaller one can be purchased by individual homeowners.
- People are interested in additional docks. Licensing/leasing agreement, escrow money prior to docks being installed. Electric receptacle would potentially be available. Joel made a motion to send out a survey to the community to see if there is interest. Jose seconded it. All in favor.
- Finding a solution for phosphates. Property owners should be responsible for the landscapers. This is applicable for the whole community.
- Look into a lake management company to monitor the lakes and execute a plan.
- People need to be educated and a policy needs to be put in place. Suggested a meeting of landscapers to educate what material can be used. List of landscapers that follow the rules and can be on a recommendation list. Send a letter to the community regarding the health of the lake.

Long Range Planning Committee

- Work by tennis court/pool is being worked on. There will a walkway and a parking area.

Golf Course Committee

- Approved letter has been revised and will be sent out to the community. A map will be included.
- Two options for fences were presented to cover road side points. One is pressure treated split rail wood fence @ a total cost of \$18,520. Second is metal fencing @ a total cost of \$33,309. Jose made a motion to complete the fencing using this year's project contribution line. Dan second. Joel budgeted \$25,000 in the golf course for capital improvements which cannot be used at this time. All in favor except for Joel, who objected.

Lake Alliance Association

- Michael Gutnick reported the status of the project.

Play Ground Committee

- Nothing to report

Community Garden Committee

- Nothing to report

Veteran's Park

- Nothing to report

Management Committee

- Nothing to report

Marketing/PR Committee

- Nothing to report

Security Committee

- Nothing to report

New Business

- Nothing to report

Homeowner Session — Each speaker 4 minutes only

Donna Goldoff. Neighbor sprayed weed killer. Recommend putting in contact information for DEC when sending out information regarding landscaping. New homeowner has 30 days to address violations, including paint color.

Marcy Wild: In favor of metal fence with key card entry. Garbage can with small slots at golf course. Steps from beach to pool will have railings. Keep pool open on weekends in September. Agree with Donna. Toxic bloom a health concern. Agrees Avon Park will be horrendous traffic issues.

Kris Douglas. Wednesday planning board significant.

Jeff made a motion to go into executive session. Joel second.

Hal made a motion to leave executive session. Jeff second.

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

The meeting was adjourned at 12:22 PM.