



Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
May 21, 2023 - 9:00 am

Name	Present
Patrick Kennell	✓ (Zoom)
Earl Silas	✓ (in person)
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Joel Cohn	✓ (Zoom)
Arthur Kaplan	✓ (Zoom)
Ilana Kaufman	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	✓ (in person)
Hal Simon	✓ (in person)

STAFF: Michael Hoyt and Brittany Cunningham

WATER Co.: Alan Schantz was unable to be present for this meeting.

HON. WILLIAM J. RIEBER, JR., SUPERVISOR - TOWN OF THOMPSON

- LED light project. Thompson is replacing every street light in town, including wood poles installed during 1970s. Two cul de sacs - Westfield and Deerfield never had lights - building that out. Goal to have every light in the town to have a node that gets reported back to the town in case of malfunction. Long project because of scale, supply chain

issues, and crews being pulled off for weather issues here and elsewhere. Looking to finish it this summer if not sooner. Ask if residents have issues on light to reach out to Michael - he will communicate with Thompson. Deerfield poles installed last week.

- Town website and social media. Residents can register for alerts and newsletters on the town website. Facebook page is active. Online access to planning board documents - everything the planning board sees the public sees.
- Sewer. 60+ projects going on, including in Emerald Green. Increasing capacity and environmentally friendly filtration.
- Parks and Rec.
 - Just opened 2 new parks, including neversink access in Bridgeville.
 - Contracted with YMCA for swim instruction for 84 kids this summer. First come, first served.
 - Camp programs. Town had to raise prices to cover costs but increased capacity from 200 to 225.
 - Adult rec programs as well. Check parks and rec via website.
- Taxes and finance. substantial reduction in town taxes over time. Fund balances are healthy. Credit steady. Plow trucks in town are all new to last 10 years. Only debt is for LED and sewer and water. One of the lowest fiscal stress ratings in the state. Tax base is rising. Particularly business district by Home Depot.

A. CALL TO ORDER - 9:28am

- Patrick addressed questions around Arthur Kaplan's attendance. He said there were technical issues with Zoom, and that Arthur had only missed one meeting.
- Approval of Minutes of 04/16/2023 Regular Meetings. Hal motioned, Dan seconded. Approved.

B. CAPITAL PROJECTS UPDATE

Entertainium Project

- Soft Opening Report. Opened on 5/15.
 - Michael said there was good use of facility during first week. Dan was there with Donuts on Monday.
 - Waiting on heavy duty gate closers for all gates.
 - The water fountain is on back order.
 - Dan: things to look into for updates: better Wifi in fitness center; key rack for fitness center; cubicles or lockers; vending machines; TRX machine.
 - Hal asked what about plans for the lower level of the west wing. Pool/ping pong/foosball table. MH said it was supposed to be a card room in original design.
 - Patrick said the Board would schedule a workshop to address questions about programming and additional equipment for the Entertainium.
 - Ilana suggested adding a suggestion tab on website for members using the Entertainium.
 - Patrick reminded Members about filling out waiver forms to use the facility. There is a lag time for the office to update card access.
- Remaining to Substantial Completion + Punch List
 - Elevator + Building. Otis scheduled to come 2nd week in June.
 - Front Gate.

- Black top needs to be finished for full CO. MH says only issue left.
- Hal asked MH to share D&Z's punch list with Board.
- 2nd floor now open for public access.
- Pool Project – Punch List
 - Reminder that exercise equipment was moved back to Pool House. Elliptical and upright bike.
- Revised Capital Assessment – June 2023 Payment Plan Confirmation
 - Clarification around payment and pool access/voting in elections. Residents needing a payment plan should contact the office. \$100 service charge for quarterly payments: \$363 in June, \$154 in August, October, and December.
 - Chris motioned, Earl seconded. Approved.

C. MANAGEMENT REPORT / MAINTENANCE UPDATES

- Pool Opening – Management Update. Patrick asked MH to confirm steps toward 6/10/23 Opening Day. Michael said the cover was still on; he was waiting on Watson Pools to come and get started.
- Seating area at the pool – update + discussion on replacement furniture.
 - MH said current seating was inadequate. Found a possible option @ \$1200 apiece at \$18,000 total.
 - Dan motioned to approve \$9,000 out of T&C., Hal seconded. T&C. Motion passed.
- Hot Dog Vendor proposal – Discussion and Possible Vote. Hot dog vendor proposed operating at the pool on Fri-Sun. Agreement would require them to get proper permits, indemnify for association/hold harmless. There was a discussion of flat fee or revenue sharing but not part of motion.
 - Earl motioned, Dan seconded. Approved.
- Security Contract and Staffing – Update. Patrick said the Board needed to look at the security contract in a workshop. MH noted our security company has been working with us for 3 years, and collection rates have gone up during that time due to their ability to monitor card access to the pool.
- Any Other Management + Maintenance Items – Management Update
 - Mailboxes at the Town Houses. Still ongoing. TBD.
 - Goose Addling Update. We added. Done at the end of April. Reports were sent to the Lakes Committee. Concerns should be discussed with management. MH says homeowners with nests should notify the office so they can put it on the list.
 - Dog Park Maintenance + Improvements. Improve entrance? Entrance muddy and need of mowing.
 - 5/18/22 NYSEG Pop-Up – Report. 17 customers. EGPOA also worked pool issue.
 - Board Officers' Access + Keys / Codes for All Areas of Community Facilities. Business continuity planning. Board to have keys to facilities.

D. FINANCIAL REVIEW

Approval of April 2023 Financial Report – Treasurer Update + Board Vote

- Dan said that YTD we are below budget, offsetting higher insurance costs.

- Earl motioned, Dan seconded. Approved.

E. WATER COMPANY

- General Update – Water Company Representative Update
- Alan Schantz was not available.
- Board received March 2023 EGLLM financials and 2022 Year-End financials.
- Princeton hydro report. Requests for interim data. MH said the report will be shared when it is done.

F. COMMITTEES REPORTS

- Lakes Committee (R. Brown, Co-Chair – Report)
 - Proposed Rule – Regulation of Watercraft Speeds & Prohibition of HighSpeed Watercraft.
 - Chris motioned, Tom seconded.
 - Hal motioned to table. Failed for lack of a second.
 - Approved. Hal opposed, Alex recused.
- Bylaws Committee (P. Kennell, Chair – Report)
 - Proposed Bylaw – Standing Bylaws Committee – Board Vote
 - Chris motioned to amend, Earl seconded. Non-board members may be removed by vote of not less 2/3 vote of bylaws committee Approved; Ilana and Hal abstained.
 - Earl motioned to approve the bylaw, Joel second. Approved; Hal opposed and Ilana abstained.
- Oversight Committee (E. Silas, Chair – Report)
 - Boat policy and security
 - Didn't get to rental policy yet
- Long Range Planning Committee (H. Simon, Chair – Report)
 - What to do with old golf course
 - Ice rink/pole barn
 - Make use out of docks
 - Picnic area by Entertainium
 - Improve club house restroom TLC
- Events Committee (C. Loomis, Chair / I. Kaufman, Co-Chair – Report)
 - Lakefront smores on Memorial Day weekend.
 - Community clean up 6/4, 9-11am.
 - Hired a second yoga instructor.
 - Draft form summer calendar to be distributed as well as community experts survey.
- Welcoming Committee (C. Loomis, Chair – Report)
- Finance Committee (J. Cohn, Chair – Report). Scheduling meeting in May. asked for accounting of construction costs. Cash fund balances.

G. COMMUNITY COMMENTS AND QUESTIONS

H. NEXT MEETING • Regular Meeting: 06/25/2023 at 9AM

I. EXECUTIVE SESSION

K. ADJOURN

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