



**Emerald Green Property Owners Association**  
**Special Meeting of Members and Monthly Meeting of the Board of Directors**  
**EGPOA Entertainmentium and ZOOM**  
**September 22, 2024 - 9:00 am**  
**[\(Please click the link to view a full recording of this meeting\)](#)**

<b>Name</b>	<b>Present</b>
Patrick Kennell	✓ (in person)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (in person)
Dan Brumbaugh	Absent
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	Absent
Joel Cohn	✓ (in person)
Beverly Fernandez	Absent
Alex Rey	✓ (in person)
Zach Siegel	Absent

Staff: Michael Hoyt  
Counsel: Marvin Newberg  
Water Company: Alan Schantz

## 1. CALL TO ORDER

- a. Approval of Minutes of 08/18/2024. Earl motioned, Ilana seconded, motion passed by voice vote.

## 2. MANAGEMENT REPORT (Michael)

- a. Management and Maintenance Report
  - i. **Pool closed.** Will work with the Pool committee to secure more furniture for next season.
  - ii. **Pool boat launch gate.** A contractor backed into it and gate is currently open. Will need to be replaced - target date for next week. Contractor will pay for damages.
    1. Alex suggested removing the last parking space nearest the launch gate to improve clearance, although Michael said this was not an issue in the incident.
  - iii. **Dock removal.** On track for the end of October. Will notify the community.
  - iv. **Compost area.** Proposed a members-only restriction (no contractors or landscapers). Michael said the compost dumping has gotten out of hand - not just leaves but also brush and trees - and space is running short.
    1. Chris motioned to close dumping in the compost lot to commercial vehicles (contractor dumping) effective immediately, Patrick seconded. Motion passed by voice vote, with Joel opposed.
      - a. Ilana asked to send out formal notice to the community.
  - v. **Dam inspection.** Was inspected this week by the state.
  - vi. **Emerald Greenway fencing (old golf course).** Should be installed this week. Prep was done this week.
- b. NYSDOH Building Moratorium Recommendation. Patrick described the DOH's recommendation. Will impact building permits in EGPOA. Patrick proposed EGPOA formally adopting the recommendation. Motion to adopt NYDOH recommendation for a temporary but indeterminate building moratorium for EGPOA until LLM Water Co. implements 650,000 gallon storage tank. Joel seconded. Motion passed by voice vote, with Earl abstaining.

## 3. FINANCIAL REVIEW (Joel)

- a. Review of 2023 Audited Financial Statement. Earl motioned, Patrick seconded, motion passed by voice vote.
- b. Review of 2024 August Financials and variance report. Joel reported that EGPOA is over-budget for the year and that there is a \$90,000 from 2023. Joel motioned, Patrick seconded, motion passed by voice vote.

#### 4. WATER COMPANY REPORT (Alan Schantz)

- a. Tank engineering plans have been approved and the water company is now working on financing with NYSDOH. Must be approved by PSC. Alan said it will probably be a 20-year loan paid for not only by EGPOA members but everyone in the water district, including the LLM association and commercial customers (CFD and El Sombrero). Construction should take 6-12 months once financing is in place and regulatory approval. Michael said the PSC approval should go smoothly because of the NYSDOH's involvement.
- b. Alan said the way to avoid the moratorium would have been to add a lot more chlorine to the water, which the water company board did not consider a good option.
- c. Alan reaffirmed that the water remains completely safe.
- d. Patrick noted that building permits approved prior to 9/16 are unaffected.
- e. Ilana clarified that the water district will see this cost as a surcharge on their monthly water bills over 20-30 years.
- f. Michael said the water company is looking for grants from, for example, the state and USDA, but that this could take 2-3 years to receive. Will offset the debt and will not hold up construction.
- g. Tom asked when the final Princeton Hydro report will be done and asked about how it addressed algae outbreaks. Michael said the water company has a plan in place to address a potential blue-green algae outbreak but EGPOA does not have a plan in place. Tom outlined possible remediation strategies.

#### 5. COMMITTEES

- a. Lakes (Joel and Tom - co-chairs). Joel said the committee would schedule a formal meeting this coming week.
  - i. Joela and Rich said that reps from the Catskills Center visited and found invasive species as well as water chestnuts in all three lakes, especially in Davies. Rich said the biggest causal factor is the geese - working with management and USDA to remove the geese to another lake. Also working on an action plan to remove invasive vegetation.
- b. Pool (Joel and Zach - co-chairs)
- c. Bylaws (Patrick - chair)
- d. Oversight (Earl - chair). Earl said the only concern raised at the last meeting was the townhome proposal for Treasure Lake.
- e. Strategic Planning (Patrick and Chris - co-chairs). Will schedule a meeting in the next couple of weeks.
- f. Events (Ilana and Chris - co-chairs).
  - i. Ilana thanked Jose for leading a Greenway hike with about 20 members yesterday.

- ii. Ilana said based on feedback from the hike the committee might look at seasonal events like snow-shoeing.
- iii. Ilana said Jose also is spearheading Halloween. EGPOA would send out a communication about trick-or-treating maps soon.
- iv. Book club meets today.
- v. Fitness classes moving to Monday cardio and Saturday yoga.
- vi. Ilana said that there the Greenway was ideal for hiking right now after being completely brush-hogged.
- vii. Next meeting will be in October.

**6. COMMUNITY COMMENT**

**7. NEXT MEETING: Oct. 20 at 9:00am**

**8. EXECUTIVE SESSION**

**9. ADJOURN**