

**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors EGPOA
Entertainium and ZOOM
February 9, 2025 - 9:00 am**

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

Staff: Michael Hoyt

Atty: Marvin Newburg

1. CALL TO ORDER

- a. Approval of the 1/12/2025 Minutes. Earl motioned, Beverly seconded, motion passed by voice vote.

2. COMMUNITY COMMENT

3. MANAGEMENT REPORT

- a. Building Attendant - Job Posting/Hiring Update - Michael said they have three candidates for the Building Attendant position. He would like to hire 1 person in the short term, and can add additional attendants if/when necessary.

- i. Chris motioned to approve the Building Attendant hire, Patrick seconded, motion passed by voice vote.
- b. Pool Opening Contractor Bids - RFP was sent to 8 companies in Sullivan and Orange County. Two companies declined due to the size of the job. Deadline was set for March 1st.
- c. Goose egg addling and roundup - Michael said this is already built into the budget for \$2,200.
 - i. Chris asked about going onto to private property for egg addling
 - 1. Michael said the company can go onto private property if there was a pre-existing issue. Michael said he would need to access the office manager's email to verify which homeowners previously reached out to the office.
 - 2. Beverly suggested having homeowners be notified in advance of the addling by a specific date. The office would maintain the list and provide it to the vendor.
 - a. Chris motioned to approve the seasonal egg addling, Patrick seconded, motion passes by voice vote.
- d. 15 Picadilly Ct. Retaining Wall - Michael asked for feedback regarding a retaining wall project proposal that abuts the Greenway. Homeowner is researching set back rules for a retaining wall. She would like to soften the grade behind their house to be able to mow.
 - i. Michael discussed whether retaining wall setbacks should be the same as a fence in relationship to the Greenway. He recommended a hybrid solution of 5 feet for maintenance purposes as opposed to the 15 foot variance for a fence.
 - ii. Board discussion concerns includes:
 - 1. Setting a precedent with a quick decision
 - a. Marvin indicated permits are reviewed on a case by case basis.
 - 2. Balancing a public asset with private home needs.
 - 3. Establishing property lines will be important for trespassing concerns.
 - 4. Patrick suggested moving this to next month's agenda due to the thin board and level of discussion and asked the homeowner to submit photos and more detailed plans.
 - 5. Homeowner discussed having this resolved before spring to plan for permits and bid requests.
 - iii. Board agrees to table the discussion

- e. Management Staff Changes (board update) - Our community manager decided to step down, and has agreed to stay on during the transition. Our office manager decided to take another work opportunity. Last day was Friday, February 7th.
 - i. Search for a new manager is underway.
 - ii. The Community Town Hall was successful and well attended.
 - iii. Board has been actively interviewing individual property managers and reviewing Management Company proposals.
 - iv. Community will be kept up to date.
4. Financial Review(Joel)
- a. January 2025 financial not yet ready - will review for vote next month.
 - b. December financials were pending an accountant review for approval.
 - i. Joel motioned to approve the December financials, Chris seconded, motion passes by voice vote.
 - ii. The budget committee is currently reviewing outstanding receivables. Joel noted we are not currently charging interest to these accounts. Joel motioned to begin charging interest to these accounts. No second, motion failed.
 - iii. Michael noted electrical increases and needing to keep an eye on costs versus what was budgeted based on projections. The pool season could be significant.
 - 1. Patrick indicated previous issues with NYSEG were addressed with the Assemblywoman. Earl indicated he would reach out.
 - 2. Marvin suggested reaching out to NYSEDA
 - 3. Lesli suggested looking into solar alternatives.
 - 4. Beverly noted timers would be helpful for lights.
 - c. 2024 Audit Update - Audit has begun and is moving along well. Michael and Brittany met last Thursday and Friday with accountants.
 - d. Account Receivable (Board Committee) update -
 - i. 30-40 liens were sent out. Marvin filed with the county clerk and individuals served directly. Board will be following up with foreclosure decisions.
 - e. Joel discussed changing the outside accounting to a monthly basis instead of quarterly to help during the staff transition.
 - f. Patrick noted the insurance is due to renew at the end of the month.
 - i. Board members will get information emailed regarding the GL and Umbrella quotes that needed to still come in.

5. Water Company (representative)
 - a. Zach indicated no formal updates (board members were away). They will be meeting the coming week.
 - b. Michael updated that the rate case was extended to April due to electric projections based on 2024 usage.
 - i. Board discussed the potential for the Greenway to be used for solar to offset increasing electrical costs.
6. Committees
 - a. Lakes - no meeting
 - b. Pool - no meeting, but requesting help. Co-chair Zach said he would be able to provide more help in April.
 - c. Bylaws - no meeting
 - d. Oversight - 2 email requests for speed issues on Old Sackett.
 - i. Management will reach out to town to see if infrared signs can be made available.
 - e. Strategic Planning and Finance - no meeting
 - f. Events - no meeting
7. Nex Meeting - Regular Meeting - Sunday, March 16th, 9:00 AM (EGPOA Board Room and Zoom)
8. Executive Session - Earl motioned to go into Executive Session, Patrick seconded, motion passes by voice vote.
9. Adjourn - Ilana motioned to leave executive session, Patrick seconded, motion passes by voice vote.