



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
ZOOM
February 16, 2023 - 7:00 pm**

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

STAFF: Michael Hoyt and Brittany Cunningham

A. CALL TO ORDER

1. Patrick Kennell called the meeting to order. He noted the meeting was being recorded and that it would be posted on [EGPOA's new YouTube Channel](#).
2. Chris Loomis called the roll.

B. ENTERTAINIUM UPDATE AND PROJECT CLOSE-OUT

1. Michael Hoyt updated the board on the Entertainium project.
 - Heat completed in all wings minus one compressor in the West Wing on back order.
 - Some touch-up painting remains.
 - Electrical inspection completed.
 - Alarm is being worked on and should be completed by the end of the week.
 - Staff is working on cleaning fixtures and cleaning up chairs in storage.
 - Brittany and Michael have moved into Entertainium but the homeowner's office still in the clubhouse until the CO is issued.
2. Michael provided an update on the fitness equipment.
 - Spin bikes have arrived.
 - Delivery date set for the rest of the equipment set for March 1
3. Patrick asked about the timeline for the CO. Michael said it was complicated because there were different permits for the separate wings.
4. Michael said we were still waiting on upstairs carpeting.
5. Michael said we were still waiting on finishing the elevator from Otis. He said it should be done within a week or so.
6. Hal asked about cleaning. Michael said our own maintenance had done some light cleaning but had waited on scheduling a final cleaning for the building. He confirmed we had already selected a vendor for that cleaning.

C. Entertainium Gym Floor

1. Hal presented different flooring options for the main floor of the Entertainium rotunda.
 - Stripe with no painting. Cost: \$3,500.
 - Court paint and striping. Would last 2-4 years. Hal's concern was that the concrete surface would begin to crack and require repair. Would show dirt and would require regular cleaning. Cost: \$12,500; later amended to \$17,000 to reflect cost of acid wash.
 - Versacourt. Plastic tiles, pre-striped, and could have EGPOA logo. DIY installation (think big jigsaw puzzle). Durable and lifetime warranty. Cost: \$49,000. Does require cleaning underneath the tiles every two years or so.
 - Epoxy. Requires grinding of the floor. Cost: \$55,000 for medium-grade epoxy finish that would last 5-7 years. Heavy-duty epoxy would cost \$65,000 with a life expectancy of 12-15 years.

- Bounce 2. Rubberized cushion floor with vinyl covering. As with the Versacourt is in tile form - allowing for easy repairs.
 - Hal endorsed Versacourt as the best long-term solution, and stripe-and-paint as most cost-efficient up front but said the most important thing was to make a decision.
2. The Board discussed the options Hal presented.
- Dan said the original scope of work was for the court paint and expressed concerns about the additional expense of other options - especially in the context of other contingencies.
 - Dan also asked about the lead time for Versacourt. Hal said it was 3-5 weeks.
 - Tom said he thought there was too much financial uncertainty with the assessment in its first year. He said we should stick with the court paint and potentially consider more expensive options down the road when finances were in better shape.
 - Tom also questioned the need for the acid wash - Hal said it would help ensure the longevity of the court paint.
 - Earl agreed with Tom and Dan. He also raised questions about the operations costs for the facility as another unknown.
 - Ilana asked about the low estimate for the acid wash. (This was later corrected from \$500 to \$5000 following the Board meeting.)
 - Ilana pointed out that back in the fall the Board had already agreed on the court paint back in the fall when developing the assessment. She said we should stick with that commitment.
 - Chris agreed with Hal that the Versacourt was probably the best long-term option but it was difficult to support that with uncertainty around the final project costs and facility maintenance.
 - Joel asked about the overall financial picture on the project. He also expressed concern about the acid wash damaging the walls. He suggested we hold off on a vote before we have accurate numbers. Michael did not have final numbers available but said he would begin working on it.
 - Patrick said he loved the Versacourt but that he didn't think we could afford it right now. He said he would support the court paint option now and look at the Versacourt in the future in the context of EGPOA's overall financial picture.
 - Patrick asked Michael if he expected any "financial windfall" in the short-term that could effect the Board's decision. Michael noted that there were T&C funds coming in as well as a possible

foreclosure but that remained uncertain. Patrick said that might open up options later but not in the near-term.

3. Chris motioned to approve the court-paint option. Dan seconded. Motion passed.

- Chris and Patrick both said they'd like to look at Versacourt in the future when the financial picture cleared up and we know we can afford it.

D. Homeowner Comments and Questions

E. NEXT MEETING: Regular Meeting: 03/19/2023 at 9AM

F. ADJOURN

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