



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
March 19, 2023 - 9:00 am**

Name	Present
Patrick Kennell	✓ (in person)
Earl Silas	✓ (in person)
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (Zoom)
Joel Cohn	✓ (Zoom)
Arthur Kaplan	
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

A. CALL TO ORDER

1. Patrick Kennell called the meeting to order at 9:04am.
3. Approval of Minutes of 01/15/2023 and 02/16/2023 Regular Meetings.
Earl motioned, Dan seconded. Motion passed.

B. ENTERTAINIUM UPDATE

1. Gym equipment is in. Advantage moved all of the equipment rather than leaving 2 pieces as contracted. We'll reach out to Advantage on how to address it. There was discussion of leasing additional equipment, although Patrick pointed out the added cost of maintaining the Pool House.
2. Contractors finishing punch list items for CO.
3. Elevator needs to be inspected.
4. Paint set to be delivered in early April for the floor. 10-14 day job. The Entertainium will be closed while that occurs.
5. EGPOA office is now open in Entertainium.

C. MANAGEMENT REPORT / MAINTENANCE UPDATES

1. Reminder to Community - EGPOA Merchandise Available to Buy (<https://www.promoplace.com/emeraldgreen>). Hal reminded everyone about the opportunity to purchase merchandise and asked for the link to be added to the website.
2. Michael said the office is working on the 2022 audit.
3. Insurance Renewal (Formal Approval) - Board Vote.
 - Patrick said the Board had to take an interim action to approve insurance renewal.
 - Premiums on policies jumped by \$33,000. Umbrella rose by \$23,591. General insurance went up by \$5,000. D&O rose by \$4,000. Patrick explained that the umbrella increase was mostly due to insurance markets and not factors specific to EGPOA.
 - Patrick said we were working to realign renewal dates to better coincide with the annual budgeting cycle to get a better picture of the numbers.
 - Dan said the increase of 1'm 24% was probably in line with overall increases in the market, and the Board/management had done what they could to find the best option.
 - Hal and Chris noted that the increased costs made it important to identify other concrete areas for savings to keep the operating budget balanced.
 - Dan motioned, Alex seconded. Motion passed.

“OPENING REMARKS”: guest speaker Hon. Aileen M. Gunther, NYS Assembly Member

- (Please see Youtube for full remarks)

4. Pet Rules / Pet Waste Clean-Up Standards - Discussion + Reminder.
 - Patrick reminded homeowners to pick up after your pets as a matter of being a good neighbor and following association rules.
 - Michael reminded homeowners that they can reach out directly to the office with specific reports and they will handle it discreetly.
 - Earl will put it on the next Oversight agenda and will draft a letter for the community by the end of the month.

D. FINANCIAL REVIEW

1. Approval of February 2023 Financial Report – Treasurer Update
 - Dan reported that monthly expenses were over \$15,000 for the month but better than expected.
 - Cash management is trending upwards.
 - EGPOA is continuing to pay down the golf course loan and have begun to pay down the construction loan for the project.
 - Dues income is strong.
 - Payroll is under control.
 - Hal asked about home sales and T&C funds. Michael said the market continues to be strong.
 - Keeping rising insurance costs in mind, Chris asked that the Board continue to look for areas of potential savings - particular with summer coming up. Earl suggested a workshop on the summer season.
 - Earl motioned, Patrick seconded. Motion passed.
 - Patrick motioned to approve the Jan. financials, Dan seconded. Motion passed.

2. Revised capital assessment update
 - Dan said the assessment had budgeted \$516,000 to complete the project.
 - Assessment billed \$438,000 received. EGPOA has received \$388,000.
 - Of the \$216,000 aged payables spent \$204,000. Outstanding balance is because contractors are still working.
 - \$120,000 in new work.
 - Total of \$325,000 paid out.
 - Chris asked if we had taken in more money during the Nov. assessment than projected. Michael said some of the surplus had come from lump sum payments by lot/homeowners.
 - Chris asked for a Board discussion at some point on whether/how potential surpluses - including assessment revenue, T&C funds, and capital reserve - might be applied to the project debt.

3. Audit of 2022 Financials – Treasurer + Management Update
 - Dan said our auditors are actively working on 2022 figures and we should expect that in a more timely fashion than last year.

E. WATER COMPANY

1. Vacant EGLLM Water Company Board Seat
 - Patrick announced that there is a board vacancy and that it's the EGPOA board's responsibility to appoint a director.
 - The Water Co. expressed interest in having the EGPOA board appoint Zach Siegel.

- He invited community members to apply for the position - including a cover letter and resume - within a week (March 26).
- Alan noted that the Water Co. serves residents who are not members of EGPOA (for example members of LLM association). The Board discussed ways to reach out all Water. Co. users.
- Alex motioned to approve Zach Siegel as the Water Company's new director, Earl seconded.
- Chris, Patrick, Ilana spoke in favor of Zach but said that there should be a transparent process.
- Zach said the Board should be in unison in this decision.
- Patrick called the question. Chris requested a roll call vote.
 - Yay: Alex, Earl
 - No: Patrick, Joel, Ilana, Zach, Hal, Chris
 - Abstentions: Dan, Tom
 - The motion failed

2. Water Co. update.

- Alan noted Ken Herfeld's service to EGPOA and the Water Co.
- He and Michael reviewed the service disruption last week.
- Alan said the Water Co. was putting together a new Facebook page.
- Kris asked how/whether the Water Co. would be involved in the selection of the new board member. Patrick said he would share information about candidates with water company directors but clarified that per bylaws the decision belonged to the EGPOA board.
- Joel asked to consider using prepaid lump sum assessments to pay down the project debt. Patrick tabled that for future discussion.
- Joel asked about financials for the Water Co. Michael said he should have them early next week.
- Tom asked for the Water Co. directors to delineate qualifications they'd look for in a strong board member. Kris and Alan emphasized the importance of a year-round resident and they recommended having another EGPOA board member.

F. COMMITTEES REPORTS

Patrick clarified a question around boat slips concerning a draft plan that was circulating. He said that while committees were discussing boat slips, no proposal was currently before the Board.

1. Lakes Committee (R. Brown, Co-Chair - Report). Rich said the Board should clarify the Lakes Committees' jurisdiction. Rich said he believes that anything that touches the water should be in the committee's purview. He noted that we had not yet had a meeting of committee

chairs. He said the proposals were final draft and ready for Board action. Committee had put in effort and Board had not taken action.

Patrick said he would get with Rich about Lakes ops and coordinate a chairs meeting this week.

2. Bylaws Committee (P. Kennell, Chair – Report). Met last Tuesday. Reviewed draft for bylaws amendment making the Bylaws Committee a standing committee. They were also continuing with a general bylaws review. Patrick also is working on general corporate governance policies. There also is a proposal to increase buildable/ non-buildable lot dues.
3. Oversight Committee (E. Silas, Chair – Report). Earl said they were considering recommendations for club house rental rules updates. They were sent to Brittany edits, then committee would move forward.
4. Long Range Planning Committee (H. Simon, Chair – Report). Hal said they did not meet in March. He’s considering a survey about long term priorities for the committee.
5. Events and Welcoming Committee (C. Loomis, Chair – Report). Chris said they were still putting together a summer calendar of activities. Chris thanked Carla for putting together new welcome baskets. He said the fitness programming survey got nearly 80 responses; next step would be to form community fitness groups.
6. Finance Committee (J. Cohen, Chair – Report). Joel said the committee met but would hold off on future meeting until after April 15. He said they needed more members. Patrick asked for a note asking for volunteers.
7. Lakes Community Alliance – Any Update + Announcements from LCA Members. Michael Gutnick said LCA had been turned down on appeal on Avon Park. Working to require a community vote to expand the sewer district.

G. NEXT MEETING: Regular Meeting: 04/16/2023 at 9AM

H. COMMUNITY QUESTIONS AND COMMENTS

I. EXECUTIVE SESSION

K. ADJOURN

###